



Harriet Tubman Building Evaluation Packet

October 2017

Evaluation of Building and Site

- Facilities Condition and Environmental Assessment
- Outstanding Bond Debt Information
- Appraisal Report

Evaluation of Building and Site as specified in Code, Section 4.202. – Acceptance and disposition of surplus school property. The report shall contain such information as floor plans, maintenance costs, condition of utilities, operating and rehabilitation costs, an appraisal of the value of the building, existing zoning requirements, outstanding bond debt, if any, and other information about the building and the site.

Harriet Tubman Building Evaluation



**Howard County, DPW
Bureau of Facilities**

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Section No. 1

HOWARD COUNTY MARYLAND

HARRIET TUBMAN SCHOOL – COLUMBIA, MARYLAND

FACILITIES CONDITION ASSESSMENT



Prepared by:



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Project No.: 4615.06

Dated: May 24, 2017

FACILITIES CONDITION ASSESSMENT



HARRIET TUBMAN SCHOOL

PREPARED BY:



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Facility Profile (FP-1)

Howard County
Bldg# HT

Harriet Tubman School

City: Marriotsville
State: Maryland
Country: United States
Address: 8045 Harriet Tubman Road, Columbia MD
Stories: 1
Attic:
Basement: Yes

Age (Years):
Year Built: 1948
Year of Renewal: 1981
% Renewed: 0
Walk Thru: 5/10/2017
Last Survey Date:

Building Type:
Unassigned: Howard County
Building Area: 35,500
Cost/Sq. Ft.: \$185.90
Regional Cost Index: 0.932
Replacement Cost: \$6,150,687.28



PROJECT COST:	
Time Span (Years):	11
Capital Improvement:	\$812,484
Capital Renewal	\$670,251
Deferred Maintenance:	\$897,724
Study/Condition Assessment:	\$24,116
Total Project Cost:	\$2,404,575
Capital Construction:	\$0
ANNUAL RENEWAL COST:	
Annual Audit Cost Method:	\$218,598
Time Weighted Method:	\$84,896
PRV Ratio Method @2%:	\$92,260
OTHER BENCHMARKS:	
Deficiency Cost/Square Ft:	\$68
Facilities Condition Index (FCI):	.146
FCI Rating:	Poor

Building Description:

The Harriet Tubman High School was built in 1948. It was used as a high school from 1949 – 1965. It was the Department of Education Office from 1965 – 1980. It became the Department of Education Annex in 1981 and is currently used as a school district maintenance shop for Howard County. It is a 35,500 SF, one-story brick masonry school building. The structural system appears to be reinforced concrete and concrete masonry block. There appears to have been an addition built onto the east end of the original building at some point in its history.

The general layout of the building includes a main corridor that runs east-west with a series of ramps and steps at each floor elevation change in the building. Individual rooms are located to the north and south of this corridor. The main building entrance is currently at the east end of the building. At the center of the building are main gathering spaces, a cafeteria to the north and a gymnasium to the south, as they were used in the original high school design. Currently, the building is used as a maintenance shop and room use varies. There are offices, conference spaces, a lunch room, storage rooms, stock room, a carpentry shop, welding shop, glass shop, finishing room, plumbing stock room, electronics room, women’s restroom, men’s restroom, and head start offices. There is storage, a boiler room, and coal bin under a portion of the building.

Findings Summary:

Architecturally, the building has significant challenges. A majority of the windows are single pane, with multiple cracks in the glazing. There are areas of older floor tiles which are suspected to be asbestos based. In the boiler room it was observed that the underside of the concrete floor for the main building is cracked and the rebar reinforcement is showing.

Mechanically, the building has issues with aging rooftop equipment, an older boiler and the steam system. The plumbing system is older; the sanitary sump pit in the basement along is in poor condition and drains are slow. The electrical system is adequate for the building’s present needs but most of the equipment in the basement should be replaced due to age and water damage. The building lacks a sprinkler system and an up-to-date fire alarm system.

Projects by Funding Type and Category (FP-2)

Howard County

Harriet Tubman School

Time Span (in years) 11

Building # HT

Capital Improvement

Electrical Systems

Project ID	Project Title	Priority Level	Year	Project Cost
6910	Emergency Generator Installation – Natural Gas - 80 KW	3-Medium	2019	\$70,930.41

Exterior Closure

Project ID	Project Title	Priority Level	Year	Project Cost
6942	Window Replacement - Exterior	2-High	2021	\$170,608.95

Fire Protection Systems

Project ID	Project Title	Priority Level	Year	Project Cost
6926	Sprinkler System Installation	3-Medium	2021	\$267,174.75
6893	Fire Alarm System Upgrade	2-High	2019	\$204,403.17

Room Renovations

Project ID	Project Title	Priority Level	Year	Project Cost
6955	Restroom Renewal – Men’s	2-High	2021	\$48,616.41
6956	Restroom Renewal - Women’s	2-High	2021	\$48,616.41

Special Construction

Project ID	Project Title	Priority Level	Year	Project Cost
6935	Miscellaneous Structure Removal - Exterior	2-High	2019	\$2,134.04

Capital Improvement Total \$812,484

Capital Renewal

Electrical Systems

Project ID	Project Title	Priority Level	Year	Project Cost
6899	Electrical System Upgrades	3-Medium	2020	\$121,435.09

Exterior Closure

Project ID	Project Title	Priority Level	Year	Project Cost
6943	Window Sill Replacement - Exterior	2-High	2021	\$36,391.45
6944	Joint Sealant Replacement - Windows	2-High	2021	\$7,968.60

HVAC

Project ID	Project Title	Priority Level	Year	Project Cost
6911	Air Compressor Replacement - Process Air	4-Low	2025	\$12,062.95
6912	Air Dryer System Replacement - Refrigerated	3-Medium	2025	\$5,349.74
6922	Heat Pump Replacement - Air Cooled	3-Medium	2022	\$10,205.56
6923	Pump Replacement - Steam Condensate Duplex	3-Medium	2020	\$14,197.37

Interior Finishes

Project ID	Project Title	Priority Level	Year	Project Cost
6957	Floor Finish Replacement - Carpet	3-Medium	2020	\$35,794.77
6958	Floor Replacement - Gymnasium	3-Medium	2022	\$25,897.95
6959	Locker Refinishing	3-Medium	2023	\$2,290.50

Capital Renewal

6949	Door and Hardware Repair - Interior	3-Medium	2021	\$4,076.77
6937	Finish Restoration - Interior Walls	4-Low	2023	\$7,264.95

Roofing

Project ID	Project Title	Priority Level	Year	Project Cost
6938	Roof Replacement	2-High	2020	\$276,560.56

Superstructure

Project ID	Project Title	Priority Level	Year	Project Cost
6950	Lintel Replacement - Exterior	3-Medium	2022	\$110,754.73

Capital Renewal Total				\$670,251
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Deferred Maintenance**Electrical Systems**

Project ID	Project Title	Priority Level	Year	Project Cost
6898	Panel Board Replacements	3-Medium	2020	\$54,725.88

Exterior Closure

Project ID	Project Title	Priority Level	Year	Project Cost
6932	Masonry Façade Repairs - Exterior	2-High	2018	\$46,921.40

Hazardous Materials

Project ID	Project Title	Priority Level	Year	Project Cost
6936	Asbestos Abatement	2-High	2019	\$315,929.22

HVAC

Project ID	Project Title	Priority Level	Year	Project Cost
6896	Boiler Replacement - Cast Iron - Gas/Oil to Steam	3-Medium	2020	\$66,387.91
6897	Steam System Repairs	3-Medium	2020	\$54,262.34
6913	Air handling Unit Replacement - Package Outdoor	3-Medium	2020	\$59,988.14
6920	Condensing Unit Replacement - Roof	2-High	2018	\$5,092.83
6921	Exhaust Fan Replacements - Roof - Belt Drive	3-Medium	2020	\$10,802.17
6924	Abandoned Equipment Removal - Roof/Site	2-High	2019	\$9,958.86
6925	Ductless Split System Replacements	3-Medium	2019	\$43,843.13

Interior Finishes

Project ID	Project Title	Priority Level	Year	Project Cost
6940	Plaster Ceiling Repairs	2-High	2020	\$30,906.06
6952	Floor Finish Replacement - VCT - Corridors	3-Medium	2020	\$51,609.24
6953	Floor Finish Replacement - Tile - Rooms	3-Medium	2020	\$45,845.93
6946	Ceiling Tile Replacement	2-High	2021	\$23,719.87

Plumbing Systems

Project ID	Project Title	Priority Level	Year	Project Cost
6900	Piping Replacement - Natural Gas - Roof	1-Immediate	2018	\$3,721.67
6894	Pump Replacements - Sewer Ejector Pumps	1-Immediate	2018	\$40,676.70

Time Span (in years) 11

Building # HT

Deferred Maintenance

6895	Piping Replacement - Sanitary Drain	2-High	2019	\$28,081.68
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Superstructure

Project ID	Project Title	Priority Level	Year	Project Cost
6933	Concrete Repairs - Exterior	1-Immediate	2018	\$5,251.31

Deferred Maintenance Total \$897,724

Studies/Condition Assessment

Superstructure

Project ID	Project Title	Priority Level	Year	Project Cost
6934	Structural Study – Concrete Floor	1-Immediate	2018	\$24,115.50

Studies/Condition Assessment Total \$24,116

Harriet Tubman School Total \$2,404,575

Projects by Priority (FP-2a)

Howard County

Harriet Tubman School

Time Span (in years) 11

Building # HT

1-Immediate

Project ID	Project Title	Year	Project Cost
6933	Concrete Repairs - Exterior	2018	\$5,251.31
6934	Structural Study – Concrete Floor	2018	\$24,115.50
6900	Piping Replacement - Natural Gas - Roof	2018	\$3,721.67
6894	Pump Replacements - Sewer Ejector Pumps	2018	\$40,676.70
1-Immediate Total			\$73,765.17

2-High

Project ID	Project Title	Year	Project Cost
6932	Masonry Façade Repairs - Exterior	2018	\$46,921.40
6920	Condensing Unit Replacement - Roof	2018	\$5,092.83
6895	Piping Replacement - Sanitary Drain	2019	\$28,081.68
6924	Abandoned Equipment Removal - Roof/Site	2019	\$9,958.86
6893	Fire Alarm System Upgrade	2019	\$204,403.17
6935	Miscellaneous Structure Removal - Exterior	2019	\$2,134.04
6936	Asbestos Abatement	2019	\$315,929.22
6938	Roof Replacement	2020	\$276,560.56
6940	Plaster Ceiling Repairs	2020	\$30,906.06
6942	Window Replacement - Exterior	2021	\$170,608.95
6943	Window Sill Replacement - Exterior	2021	\$36,391.45
6944	Joint Sealant Replacement - Windows	2021	\$7,968.60
6946	Ceiling Tile Replacement	2021	\$23,719.87
6955	Restroom Renewal – Men's	2021	\$48,616.41
6956	Restroom Renewal - Women's	2021	\$48,616.41
2-High Total			\$1,255,909.52

3-Medium

Project ID	Project Title	Year	Project Cost
6925	Ductless Split System Replacements	2019	\$43,843.13
6910	Emergency Generator Installation – Natural Gas - 80 KW	2019	\$70,930.41
6957	Floor Finish Replacement - Carpet	2020	\$35,794.77
6952	Floor Finish Replacement - VCT - Corridors	2020	\$51,609.24
6953	Floor Finish Replacement - Tile - Rooms	2020	\$45,845.93
6896	Boiler Replacement - Cast Iron - Gas/Oil to Steam	2020	\$66,387.91
6897	Steam System Repairs	2020	\$54,262.34
6913	Air handling Unit Replacement - Package Outdoor	2020	\$59,988.14
6921	Exhaust Fan Replacements - Roof - Belt Drive	2020	\$10,802.17
6923	Pump Replacement - Steam Condensate Duplex	2020	\$14,197.37
6898	Panel Board Replacements	2020	\$54,725.88
6899	Electrical System Upgrades	2020	\$121,435.09
6949	Door and Hardware Repair - Interior	2021	\$4,076.77
6926	Sprinkler System Installation	2021	\$267,174.75
6950	Lintel Replacement - Exterior	2022	\$110,754.73
6958	Floor Replacement - Gymnasium	2022	\$25,897.95
6922	Heat Pump Replacement - Air Cooled	2022	\$10,205.56

Time Span (in years) 11

Building # HT

3-Medium

6959	Locker Refinishing	2023	\$2,290.50
6912	Air Dryer System Replacement - Refrigerated	2025	\$5,349.74
3-Medium Total			\$1,055,572.38

4-Low

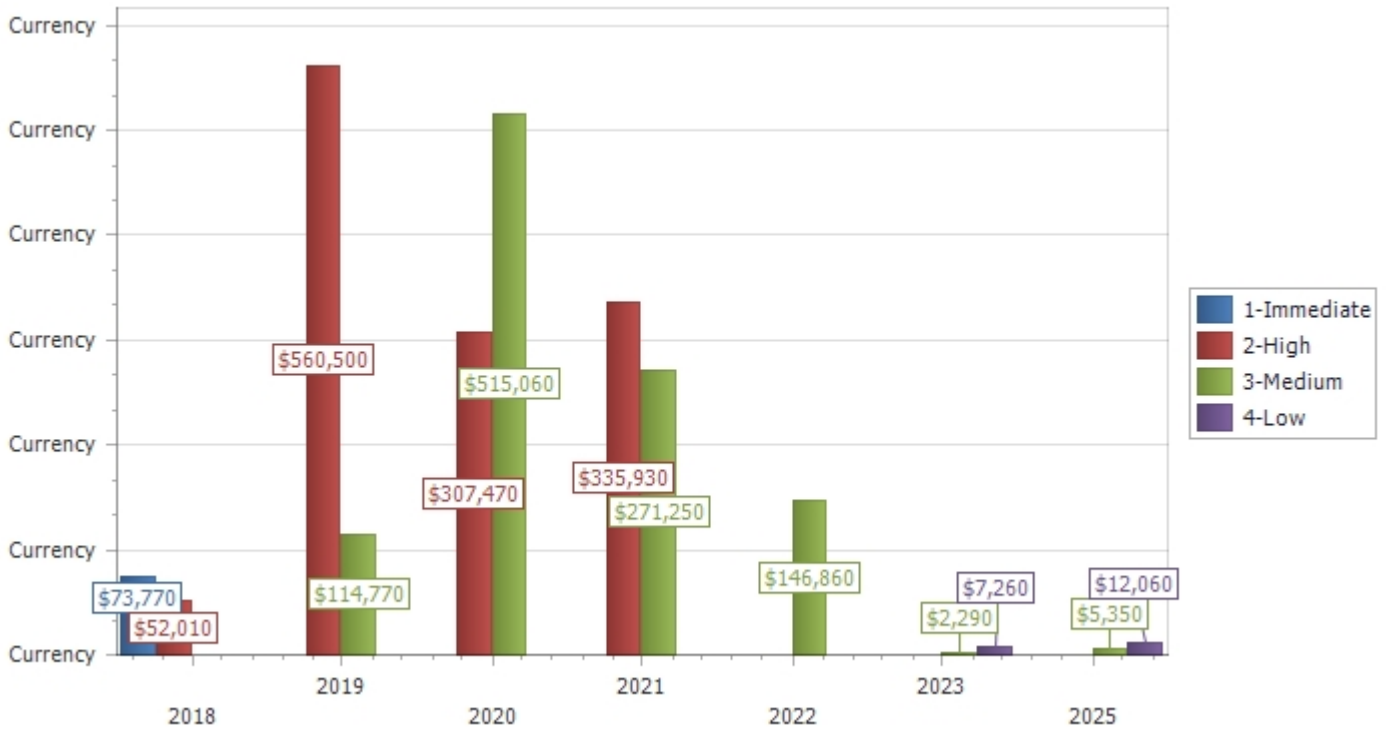
Project ID	Project Title	Year	Project Cost
6937	Finish Restoration - Interior Walls	2023	\$7,264.95
6911	Air Compressor Replacement - Process Air	2025	\$12,062.95
4-Low Total			\$19,327.90
Harriet Tubman School Total			\$2,404,574.98

Facility Profile, Cost by Building and Priority Level (FP - 2b)

Howard County

Harriet Tubman School

Site	Building Name				
Cost	Priority				
Year	1-Immediate	2-High	3-Medium	4-Low	Grand Total
2018	\$73,770	\$52,010			\$125,780
2019		\$560,500	\$114,770		\$675,270
2020		\$307,470	\$515,060		\$822,530
2021		\$335,930	\$271,250		\$607,180
2022			\$146,860		\$146,860
2023			\$2,290	\$7,260	\$9,550
2025			\$5,350	\$12,060	\$17,410
Grand Total	\$73,770	\$1,255,910	\$1,055,580	\$19,320	\$2,404,580

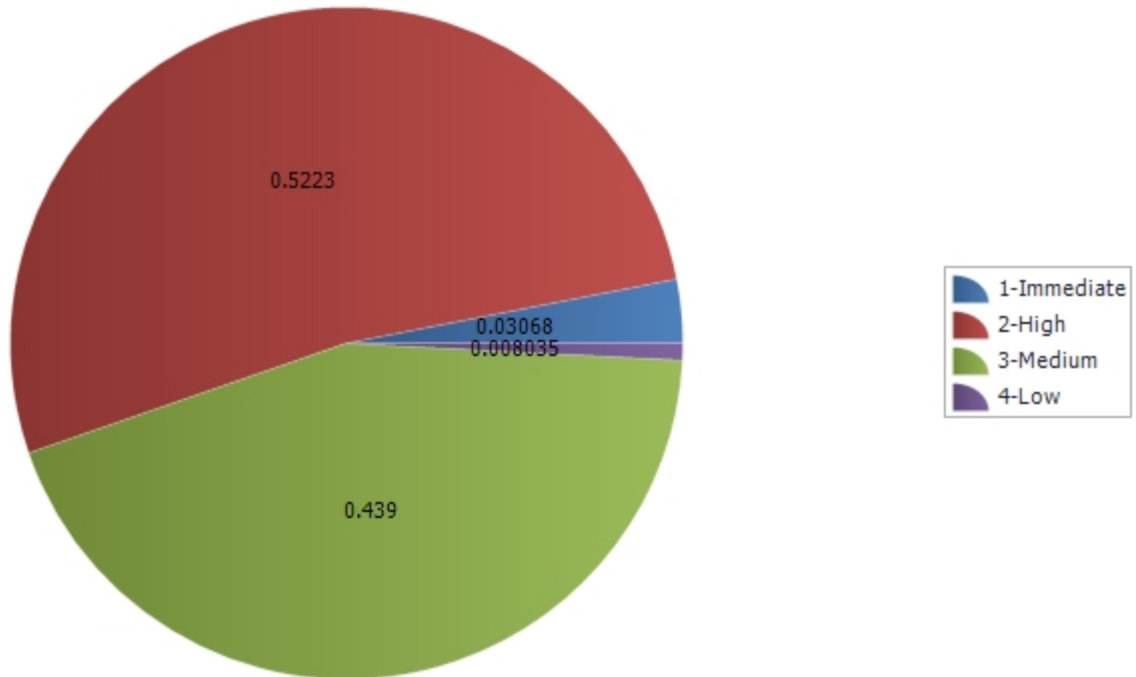


Facility Profile, Cost by Building and Priority Level (FP - 2c)

Howard County

Harriet Tubman School

Site	Building Name
Cost	
Priority Level	Cost Total
1-Immediate	\$73,770
2-High	\$1,255,910
3-Medium	\$1,055,580
4-Low	\$19,320
Grand Total	\$2,404,580



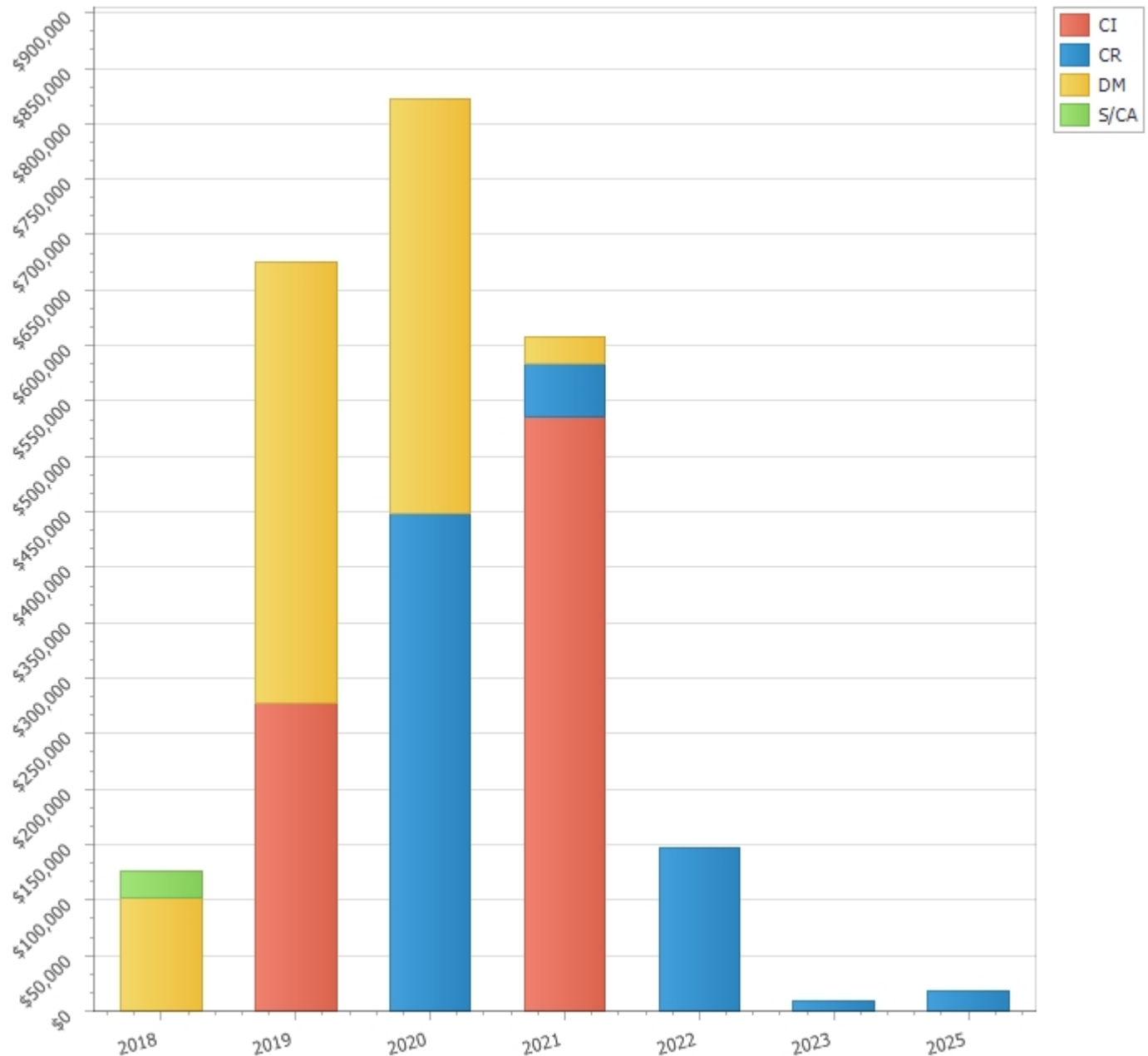
Budget Projections Chart (FP-4)

Howard County

Harriet Tubman School

Funding Type

Cost	Funding Type				
Year	CI	CR	DM	S/CA	Grand Total
2018			\$101,660.00	\$24,120.00	\$125,780.00
2019	\$277,460.00		\$397,810.00		\$675,270.00
2020		\$447,990.00	\$374,540.00		\$822,530.00
2021	\$535,020.00	\$48,440.00	\$23,720.00		\$607,180.00
2022		\$146,860.00			\$146,860.00
2023		\$9,550.00			\$9,550.00
2025		\$17,410.00			\$17,410.00
Grand Total	\$812,480.00	\$670,250.00	\$897,730.00	\$24,120.00	\$2,404,580.00

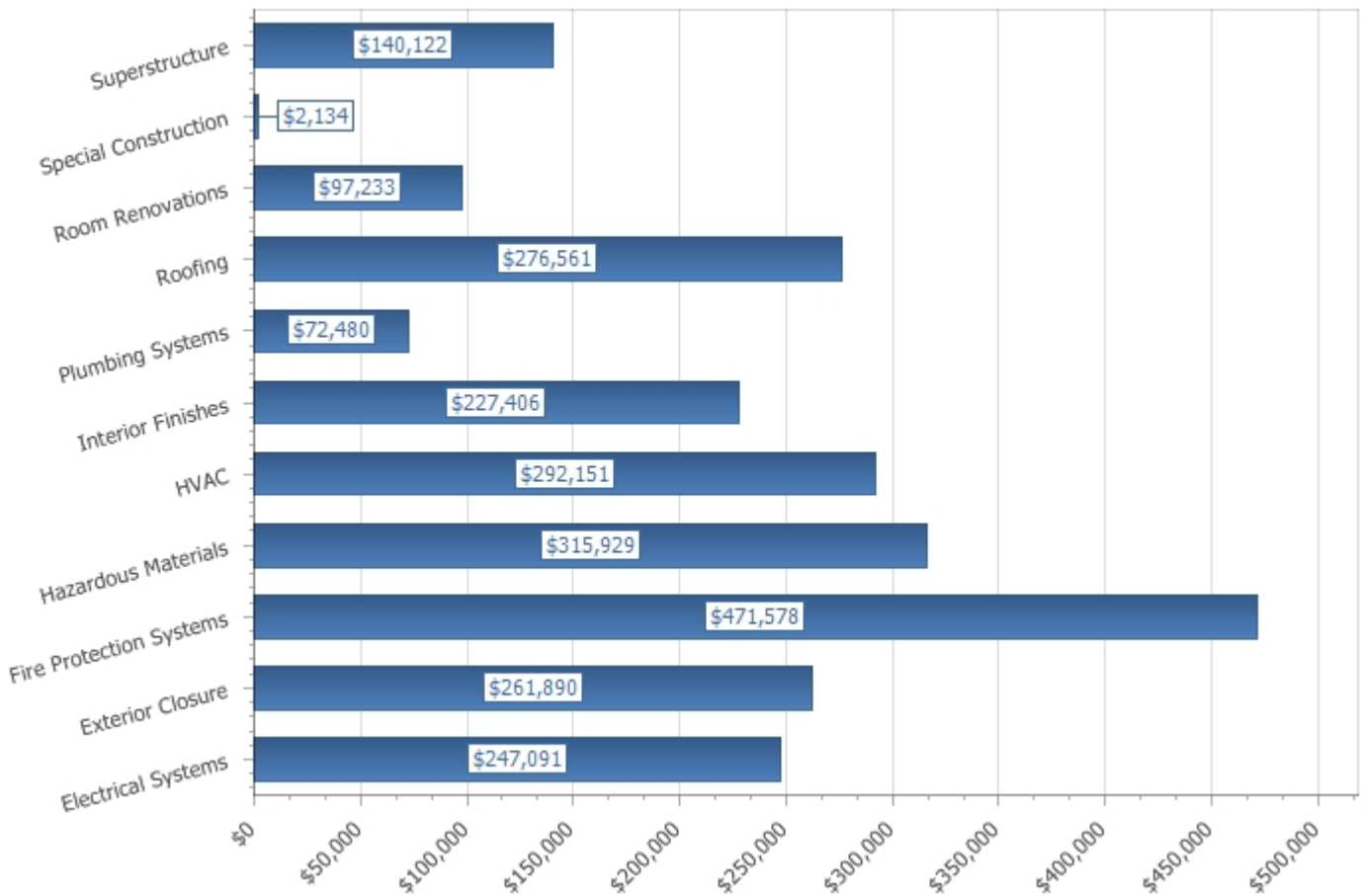


Project Categories by Building (FP-7)

Howard County

Harriet Tubman School

Category	Cost Total
Electrical Systems	\$247,091.37
Exterior Closure	\$261,890.41
Fire Protection Systems	\$471,577.92
Hazardous Materials	\$315,929.22
HVAC	\$292,151.01
Interior Finishes	\$227,406.04
Plumbing Systems	\$72,480.05
Roofing	\$276,560.56
Room Renovations	\$97,232.82
Special Construction	\$2,134.04
Superstructure	\$140,121.54
Grand Total	\$2,404,574.98



Term

Meaning

Deficiency Cost Per Square Foot	The Deficiency Cost per Square Foot value provides an indication of the relative magnitude of the deficiencies in relation to the size of the building. This value, expressed in dollars per square foot, can be used to compare the cost of repairing a building to the cost of replacing or renovating it. It can also be used to benchmark the condition of one building against another. This value is calculated by dividing the total cost of a building's proposed projects by the building's square footage.
Deferred Maintenance	Work items in need of repair due to postponed, or past due, maintenance, the result of which is physical depreciation or loss in the value of a building. These items can address Curable Physical Deterioration or Operational Repairs.
Curable Physical Deterioration	Items in need of repair in which the cost of repair is reasonable and economically feasible, compared to the cost to restore the item to new or reasonably new condition.
Operational Repairs	These are projects that correct damage to a building. Example: Correction of conditions caused by the failure of a building's component such as the patching of a leaky roof, or replacing broken items such as door hardware. These projects usually fall under the category of Deferred Maintenance and for the purposes of this report are designated as such.
Capital Renewal	<p>These are projects which correct unacceptable conditions caused by worn-out building components - building components that have exceeded their useful life cycle or will exceed their useful lifecycle in the foreseeable future. Example: Finish repair/replacement such as painting or floor tile replacement; roof replacement where the new roof material is the same as the existing; or replacement of old equipment with new equipment of equal quality or function, such as a water heater replacement.</p> <p>If execution of Capital Renewal projects is deferred for an inordinate amount of time, they may instead be categorized as Deferred Maintenance</p>
Capital Improvement	This Includes work done to a building that improves, enhances, or updates a building. Example: Work done to bring a building into compliance with current codes such as the addition of a handicapped accessible ramp, or work which improves a building's performance such as replacing an existing roof with a superior roof system. Plant Adaptation is included in this category.
Capital Construction	New construction or the addition of building area or volume. Example: Renovations which allow the occupancy of previously unoccupied space, the construction of new facilities such as substantial additions to existing buildings, entire new buildings, or civil amenities such as roadways or water towers.
Facilities Condition Index or FCI	The FCI represents the ratio of identified Deferred Maintenance costs to estimated building Replacement Cost. This value is typically expressed as a three-digit decimal value with lower numbers representing better conditions. This value can be used to compare a building's condition to that of others, or to other average values. The National Association of College and University Business Officers (NACUBO) and the Association of Higher Education Facilities Officers (APPA) have outlined a scale for FCI ratios which offers some indication of the relative condition of a facility. They state that a building with an FCI greater than 0.100 is in poor condition and a building with an FCI less than 0.050 is in good condition. APPA and NACUBO also dictate in certain cases buildings should be maintained so that the FCI is less than 0.020. Entech considers buildings with an FCI less than 0.020 to be in excellent condition. Given this outline the condition of individual buildings can be rated according to FCI as follows:
<u>FCI</u>	<u>Rating</u>
Over 0.10	Poor
0.05 to 0.10	Fair
0.02 to 0.05	Good
Less than 0.02	Excellent

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2 Glossary



This section has definitions for the terminology used in this report and in the printouts from FM-Assistant.

project priority designations

The projects defined within the scope of the Facility Condition Assessment are assigned one of four priority levels as defined in the following legend. The *time frame* listed for each priority designates the time from the current year for which the projects are *loosely* scheduled.

Priority 1 – Immediate: Address immediately. These include safety or code violations, critical equipment that is not functional or close to failure. Generally scheduled for execution in the first year.

Priority 2 – High: Schedule soon. These include items needing attention in the near term, as failure would impact the mission. Generally scheduled for execution two to four years out.

Priority 3 – Medium: Schedule in the foreseeable future. Generally scheduled for execution five to seven years out.

Priority 4 – Low: Less important projects related to aesthetic or minor performance issues, or projects related to systems or equipment that will reach the end of its useful life cycle within the ten-year scope of this Audit. Generally scheduled for execution eight to ten years out.

project funding designations

The projects defined within the scope of the Facility Condition Assessment are assigned one of four funding designations as defined in the following legend.

Deferred Maintenance: Work items in need of repair or replacement due to inadequate or past due maintenance, or when they have exceeded their expected life, resulting in physical depreciation or loss in the value of a building. It does not include ongoing maintenance and replacement.

Capital Renewal: These projects correct unacceptable conditions caused by aged building components that have exceeded or will exceed their useful life cycle within the next ten years. These items still function as originally intended and have not deteriorated to the point of being classified as Deferred Maintenance. Example: roof replacement where the new roof material is the same as the existing or replacement of old equipment with new items of equal quality or function. If execution of Capital Renewal projects is deferred for an inordinate amount of time, they may instead be categorized as Deferred Maintenance.

Capital Improvement: Work done to a building that improves, enhances, or updates the building. Example: Work done to bring a building into compliance with current codes such as the addition of a handicapped accessible ramp, or work which improves a building's performance such as installing air conditioning.

Capital Construction: New construction or the addition of building area or volume. Example: Renovations which allow the occupancy of previously unoccupied space, the construction of new facilities such as substantial additions to existing buildings, entire new buildings, or addition of civil amenities such as roadways or water towers.

benchmark standards

There are several benchmark standards referenced in this report. Below is a description of some of these items.

Estimated Capital Allotments

There are three methods used to estimate an annual capital allotment for individual facility renewal, maintenance, and improvement.

Plant Replacement Value (PRV) Method:

This value, determined by simple empirical formula, represents an estimated annual cost allotment for a given building's maintenance and renewal projects and is based on a percentage of the plant replacement value of the building. It proposes an equal allotment over the lifespan of a building. Typically, as an accepted industry standard, the percentage is 2.0, but facility managers may elect to use other values.

Time Weighted Method: This is also known as the Sherman-Dergis Annual Renewal Value. It is calculated via a complex empirical formula, and represents an estimated annual allotment for a given building's annual maintenance and renewal. It is an

accepted industry standard based on the assumption that any building will need to have approximately two-thirds of its components replaced at some point within a 50-year-cycle. This formula attempts to adjust for a buildings age in that the costs are backend loaded. In other words, more annual costs are associated with older buildings. It is provided in this report as a comparative benchmark figure. It is most accurate for estimating the upcoming year, not other years. It is calculated as follows:

$$\text{Annual Appropriation} = 2/3(BV) \cdot (BA \times BR) \div 1275$$

Where:

BV - is the current replacement cost of the building,

BA - is the current age of the building not to exceed 50 years,

BR- is an effective age adjustment to account for recent building renovations calculated as follows:

$$BR = \{[(100-PR) \div 100 \cdot BA] + [PR \div 100 \cdot (CY - YR)]\} \div BA$$

Where:

CY - is the current year,

YR - is the year renovated,

PR - is the percent of the building renovated.

Annualized Audit Total Renewal Value: This value represents a method of estimating the cost of a building's annual maintenance and renewal based on data gathered during a Facility Condition Assessment. It is a more scientific method utilizing physical inspection of a subject facility and thus also includes system enhancement costs. It takes the total proposed project costs over a given time period and divides by the length of that time period to produce an average annual cost, thereby depicting an even spending level.

Facilities Condition Index (FCI)

The FCI represents the ratio of identified Deferred Maintenance costs to estimated building Replacement Cost.

$$\text{FCI} = \text{Deferred Maintenance Costs} / \text{Replacement Cost}$$

This value is typically expressed as a three-digit decimal value with lower numbers representing better conditions. This value can be used to compare a building's condition to that of others, or to other average values.

The National Association of College and College Business Officers (NACUBO) and the Association of Higher Education Facilities Officers (APPA) have outlined a scale for FCI ratios that offers some indication of the relative condition of a facility. They state that a building with an FCI greater than 0.100 is in poor condition and a building with an FCI less than 0.050 is in good condition. APPA and NACUBO also dictate in certain cases that buildings should be maintained so that the FCI is less than 0.020. Entech considers buildings with an FCI less than 0.020 to be in excellent condition. Given this outline, the condition of individual buildings can be rated according to the FCI as follows:

FCI	=	Rating
Over 0.10	=	Poor
0.05 to 0.10	=	Fair
0.02 to 0.05	=	Good
Less than 0.02	=	Excellent

Deficiency Cost per Square Foot

The Deficiency Cost per Square Foot value provides an indication of the relative magnitude of the deficiencies in relation to the size of the building. This value, expressed in dollars per square foot, can be used to compare the cost of repairing a building to the cost of replacing or renovating it. It can also be used to benchmark the condition of one building against another. This value is calculated by dividing the total cost of a building's proposed projects by the building's square footage.

facility profile terms

The Facility Profile Reports created by FM-Assistant contain certain unique terms, which are as follows:

Regional Cost Index	This is an area cost adjustment factor for the Institution's location as established by R.S. Means data.
Replacement Cost	This is the estimated building replacement cost, calculated as follows: Building Area x Cost per Square Foot x Regional Cost Index.
Total Project Cost	Sum of all project costs that have not been marked as completed and are within the Scope for Analysis period.
Regional Adjusted Total	This is the Total Project Cost x Regional Cost Index.
Findings	This is summary information concerning building conditions as identified during the Facility Condition Audit.

facility project terms

The Facility Project Reports created by FM-Assistant contain certain unique terms. Some terms that appear were specifically requested and therefore may not be applicable to all projects. Below are the common terms used:

Project ID	This value consists of a number that is system-generated by <i>FM-Assistant</i> as a unique project identifier.
In-House Check Box	If checked, this designates that in-house maintenance staff can complete this project.
Accessibility Check Box	If checked, this designates that this project addresses accessibility.
Code Issue Check Box	If checked, this designates that this project addresses code compliance issues.
Energy Check Box	If checked, this designates that this project may yield energy savings, if executed.
Omit Check Box	If checked, this project's costs are not included in summary cost calculations.
Environmental Issue Check Box	If checked, this designates that the project addresses environmental issues.
Safety Check Box	If checked, this designates that the project addresses safety issues.
Security Check Box	If checked, this designates that the project addresses security issues.
Customer Work Check Box	If checked, this designates that the project is being funded alternatively.
Carbon Emissions Check Box	If checked, this designates that the project deals with carbon emissions.
Ideal Construction Year	The year that the institution should plan to fund and execute the project.

Repeat Every	If set to other than zero, this value defines a time period, in years, after which this project will need to again be scheduled and paid for. The first incidence of a project is the <i>Scheduled Year</i> . The graphs and cost projection charts in the database use this value to replicate project costs in the future.
Other Allowance	Cost for additional funds that can be added to a project to account for difficulty or contingency.
Project Subtotal	Total cost of the project without contractor's overhead or professional services.
Overhead Cost Factor	This value is system-generated using a user set variable. It simply multiplies a project subtotal by a percentage to account for various overhead project costs as described in the Estimating Conventions section of this report.
Transitional Cost	Cost for any operational relocations or downtime to be incurred as a result of the project (i.e. temporary trailers).
Total	Final construction cost of the project.
Professional Cost	Estimate of the Architect/ Engineer fees required for study and/ or design of the project.
Final Cost	This is the Gross cost of the project from the base year of the original estimate.
Regional Adjusted Cost	Cost at Year Originated adjusted for the Regional Cost Index.
Grand Total	Region Index Adjusted Cost adjusted for inflation so that the result is in future-year dollars.

project category designations

Projects are assigned one of the following categories, which are based on UNIFORMAT II Standards.

Project Category	Description
A10 - Substructure	Foundations, basement construction
B10 - Superstructure	Structural frame and floor, door & wall penetrations
B20 - Exterior Closure	Bird control, paint, penthouses, point & caulk, outdoor ramps, roof systems, stone repair, waterproofing, windows & doors
B30 - Roofing	Roof replacements, flashing, railings, tie-offs, fall protection devices
C10 - Interior Construction	Interior partitions & doors, specialties - compartments, cubicles, wall guards, identifying devices, lockers
C20 - Stairways	Stair finishes and railings
C30 - Interior Finishes	Floor tiles, terrazzo, ceilings
C40 - Room Renovations	Change within a particular room or suite that alters or enhances its use or condition. Carpet, drapes, furniture, furnishings, paint
C50 – Comprehensive Renovation	Major rehabilitation
D10 - Conveying Systems	Elevators, escalators, cab refurbishments, controls, monitoring and recabling.
D20 - Plumbing Systems	Domestic water, hot water generators, sanitary, storm sewer, special systems, piping, drinking fountains
D30 - HVAC	Boilers, chillers, furnaces, air conditioning, ventilation, air ducts, distribution, steam piping, humidifiers, AHUs, thermostats, energy management systems, indoor air quality, damper/smoke control, filtration systems, storage tanks, pumps
D40 - Fire Protection Systems	Sprinkler and alarm systems, kitchen suppression systems, halon systems, fire pump and cabinets
D50 - Electrical Systems	Transformers, switchgear, motor controls, branch wiring, lighting, dimmer systems, exit signs, emergency lighting, lighting controls, emergency power, UPS, emergency generators, snow melting,

Project Category	Description
	lighting, lightning protection, voice/data, CCTV, cabling, cable TV system
E10 – Equipment	Cashier stations, dining areas, dining décor, kitchen equipment, x-ray equipment
E20 - Furnishings	Casework, fixed seating
F10 - Special Construction	Pre-engineered structures, pool enclosures, kennels
F20 – Hazardous Materials	Lead and asbestos remediation, hazmat cleanup
F30 – New Facility	Construct or purchase new facility, land purchase or studies
G10 - Site Preparation	Excavation and clearing
G20 - Site Improvements	Road resurfacing, striping, curb cuts, exterior signage, pedestrian crosswalks, outdoor ramps and walkways, fencing, fountains, landscaping, irrigation, statues and monuments, parking garages, lots, speed bumps, vehicle barriers, bollards and security kiosks
G30 - Site Plumbing	Sewer and storm drains, water runoff
G40 - Site Mechanical Utilities	Steam and chilled water utility systems, underground tanks
G50 - Site Electrical Utilities	Electric, exterior lighting and fixtures, security lighting
G60 – Service Tunnels	Utility and service tunnels

Section No. 2

EXECUTIVE SUMMARY

The property is located at 8045 Guilford Road (locally known as Harriet Tubman Lane) in Columbia, Maryland (the “subject site”). The subject site is located in a residential area within Howard County. The subject site is improved with a brick and concrete structure.

Based upon review of historical information, the subject site consisted of unimproved land from at least 1892 until the onsite building was constructed in approximately 1948. The subject site currently contains a single-story facility with a partial basement and partial sub-basement. The subject site served as a high school until the facility was closed in 1965. Subsequently, and until present, a majority of the facility was used as a maintenance shop under ownership of the Board of Education Howard County. A portion of the western side of the building is currently used by Howard County Public Schools Building Construction Services and the Harriet Tubman Society.

Phase I ESA

EA Engineering, Science, and Technology, Inc., PBC (EA) has performed this Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM International E1527-13, of the property located at 8045 Guilford Road in Columbia, Howard County, Maryland. Any exceptions to, or deletions from, this practice are described in Section 1.4. This ESA has revealed no evidence of recognized environmental conditions in connection with the property.

Hazardous Building Materials Survey Findings

Asbestos-Containing Building Materials

EA has performed an Asbestos Assessment in conformance with the scope and limitations of Howard County requirements and the Asbestos Hazard Emergency Response Act standard practice of the property located at 8045 Guilford Road on 28-29 December 2015. This assessment indicates the presence of asbestos-containing materials at or above regulated levels in connection with the property, as seen within the scope of this assessment.

EA identified four (4) new homogeneous areas¹ of suspect asbestos containing building materials (ACBM) that contained regulated levels of asbestos (greater than 1 percent, as defined by the United States Environmental Protection Agency [EPA]) at the site:

- Soil throughout crawlspace (2 percent chrysotile)
- White debris in the crawlspace from past remediation activities (35 percent Chrysotile, 5 percent Amosite)

¹ A homogeneous area refers to a building material that is alike in color and texture, deemed to be so by an accredited inspector.

- Black mastic associated with floor tiles (2 percent Chrysotile)
- Grey window caulk on exterior of building around windows (3 percent Chrysotile)

Upon review of the Howard County Public School System (HCPSS) 2014 Asbestos Management Plan (AMP) (2014, HCPSS), nine (9) homogeneous areas of suspect ACBM were reported, which contained regulated levels of asbestos (greater than 1 percent, as defined by EPA) at the site:

- Beige pipe insulation (Air-cell) on small pipes in the Attic (10 percent Chrysotile)
- Beige pipe insulation (Air-cell) on large pipes in the Attic (50 percent Chrysotile)
- Beige pipe insulation (Air-cell) on large pipes in the Attic (60 percent Chrysotile)
- Beige canvas pipe insulation on large pipes in the Attic (2 percent Chrysotile)
- Black 9-in x 9-in floor tile near the back door of the Stock Room (35.8 percent Chrysotile)
- Brown 9-in x 9-in floor tile in the Glass Shop (46.1 percent Chrysotile)
- Beige plaster ceiling – unidentified location (3 percent Chrysotile)
- White plaster ceiling – white coat in the upper level of the Stock Room (2 percent Chrysotile)
- Beige plaster ceiling – white coat in upper level of the Stock Room (2 percent Chrysotile)

Additionally, based on review of the site AMP and visual site reconnaissance, the following materials are assumed to contain asbestos:

- Dark brown 9-in x 9-in floor tile; throughout building.
- Tan with dark brown and white striations 9-in x 9-in floor tile; throughout building.
- Black 9-in. (in.) x 9-in floor tile; Electric Shop.
- Green with white striations 9-in x 9-in floor; Electric Shop.
- Grey with white striations 9-in x 9-in floor tile; Carpentry Shop Storage, Glass Shop, Finishing Shop, and Telecommunications Room.
- Dark brown with white striations 9-in x 9-in floor tile; throughout building.
- Dark brown with white and red striations 9-in x 9-in floor tile; Vestibule to Electric Shop.
- Black with white striations 9-in x 9-in floor tile; Stock Room.

- Black mastic associated with 9-in x 9-in floor tiles; throughout building.
- White pipe insulation; Glass Shop, Telecommunications Room, and the Heating, Ventilation, and Air Conditioning (HVAC) Boiler Shop/Office Closet.
- White pipe fitting insulation; Building Services Manager Office.
- Vibration dampers; main hallway.
- Fire doors; main hallway and Basement Storage Room

Lead-Based Paint

EA has performed a lead based paint (LBP) assessment in conformance with the scope and limitations of Howard County requirements for the subject site located at 8045 Guilford Road. This assessment identified thirteen (13) components of LBP.

- Stock Room exterior door; wood – white
- Stock Room exterior door; wood – gray
- Stock Room exterior door; wood – red
- Stock Room exterior door; wood – green
- Exterior doors in hallway across from Room 6; wood – blue
- Exterior doors in hallway across from Room 6; metal – gray
- Custodian's Office door; wood – gray
- Carpentry Shop back vestibule door; metal – green
- Boiler Room fire door; metal – gray
- Carpentry Shop wall; masonry – light brown
- Fire Prevention Shop wall; masonry – white
- Glass Shop wall; masonry – white
- Stock Room wall; masonry - yellow

Additionally, lead containing paint (LCP) was identified at various locations throughout the subject site as noted in Section 7.2.4.2.

Polychlorinated Biphenyls

EA has performed a polychlorinated biphenyl (PCB)-containing sources assessment in conformance with the scope and limitations of Howard County requirements for the subject site at 8045 Guilford Road. This assessment indicates the presence of PCB-containing materials which may exist at or above regulated levels in connection with the subject site, as seen within the scope of this assessment.

Various types of light ballasts associated with fluorescent light fixtures are located within the subject building. Ballasts associated with each type of light fixture were inspected in every room. Ballasts observed by EA displayed “No PCBs” labeling. Ballasts without a “No PCBs” label were assumed to contain PCBs. Two (2) light fixtures of the same type were unable to be observed due to the instability of the surrounding sub-basement ceiling. A third light fixture in Room 19 was unable to be observed because the fixture was sealed. Ballasts within these fixtures are assumed to contain PCBs. Additionally, EA did not observe any transformers or other labeled PCB-containing equipment located on the subject site.

Mercury-Containing Sources

EA has performed a mercury-containing sources assessment in conformance with the scope and limitations of Howard County requirements for the subject site located at 8045 Guilford Road. This assessment indicates the presence of mercury-containing materials which may exist at or above regulated levels for disposal in connection with the subject site, as seen within the scope of this assessment.

Mercury is assumed to be present in the fluorescent light tubes identified throughout the building during the inspection. Approximately 1,258 four-ft. tubes, 12 two-ft. tubes, 44 four-ft. U-tubes, and approximately one (1) compact fluorescent light bulb are estimated to be in use and stockpiled waiting for use in the building. Additionally, six high-intensity discharge bulbs were observed at the subject site. No thermostats containing liquid mercury ampules were identified at the subject site.

Lead in Drinking Water

EA has performed a lead in drinking water assessment in conformance with the scope for the subject site located at 8045 Guilford Road.

The results of the sampling conducted indicated one outlet had a reported concentration that exceeded the USEPA Action Level for lead in public drinking water supplies of 0.015 mg/L:

- (BR-01-09, 0.017 mg/L) - bathroom sink in the Building Services Manager’s office

This sample was a primary sample and the secondary flush sample from this same location reported a detection of lead of 0.0054 mg/L, a concentration less than the USEPA Action Level. Therefore the results at this outlet can likely be attributed to the faucet or plumbing connecting

the faucet to the other piping which supplies the sink. Laboratory reports are provided in Appendix G.

Mold

EA has performed a lead in drinking water assessment in conformance with the scope for the subject site located at 8045 Guilford Road. This assessment indicates the presence of mold in connection with the subject site.

Published American Industrial Hygiene (AIHA) guidelines indicate <2,500 spores per cubic meter (spores/m³) to be normal background mold levels for commercial buildings. 2,500 – 10,000 spores/ m³ indicate a possible mold contamination source, and >10,000 spores/ m³ indicate a probable mold contamination source. Background mold spore counts were measured through collection of an exterior sample, which had a spore count of 3,830 spores per cubic meter (m³). Laboratory reports are provided in Appendix G.

The results of the interior mold sampling collected from the locations referenced in Section 7.2.1.7 indicated that one (1) room (Basement Storage Room) had greater than 2,500 spores/m³ and a spore count greater than the exterior background sample. The sample in this room was collected near the hot water heater, and indicated a mold spore level of 6,790 spores/m³. This level is indicative of a possible mold contamination source as defined in the American Industrial Hygiene Association (AIHA) guidelines. The prevalent genera of mold in the sample collected in the Basement Storage Room near the water heaters are:

- Aspergillus/Penicillium, a type of mold that is considered an indicator of water intrusion due to it commonly growing on water damaged substrates, particularly wood and cellulose-based products (paper-backed drywall, ceiling tiles, etc.) and;
- Cladosporium, a type of mold that is considered an indicator of living and dead plant material, such as wind-blown leaves or house plants.

Radon

EA has performed a radon assessment in conformance with the scope for the subject site located at 8045 Guilford Road. EA conducted radon sampling at nine locations throughout the facility.

According to the EPA Map of Radon Zones in Maryland, Howard County is located in Zone 1: Highest Potential. Zone 1 has a predicted average indoor radon screening level greater than 4 picocuries per liter (pCi/L). No radon remediation systems were observed at the subject site. Radon sampling and analysis results indicated radon levels ranging from 1.0 to 4.4 pCi/L. Radon sampling results above the EPA action level of 4.0 pCi/L follow:

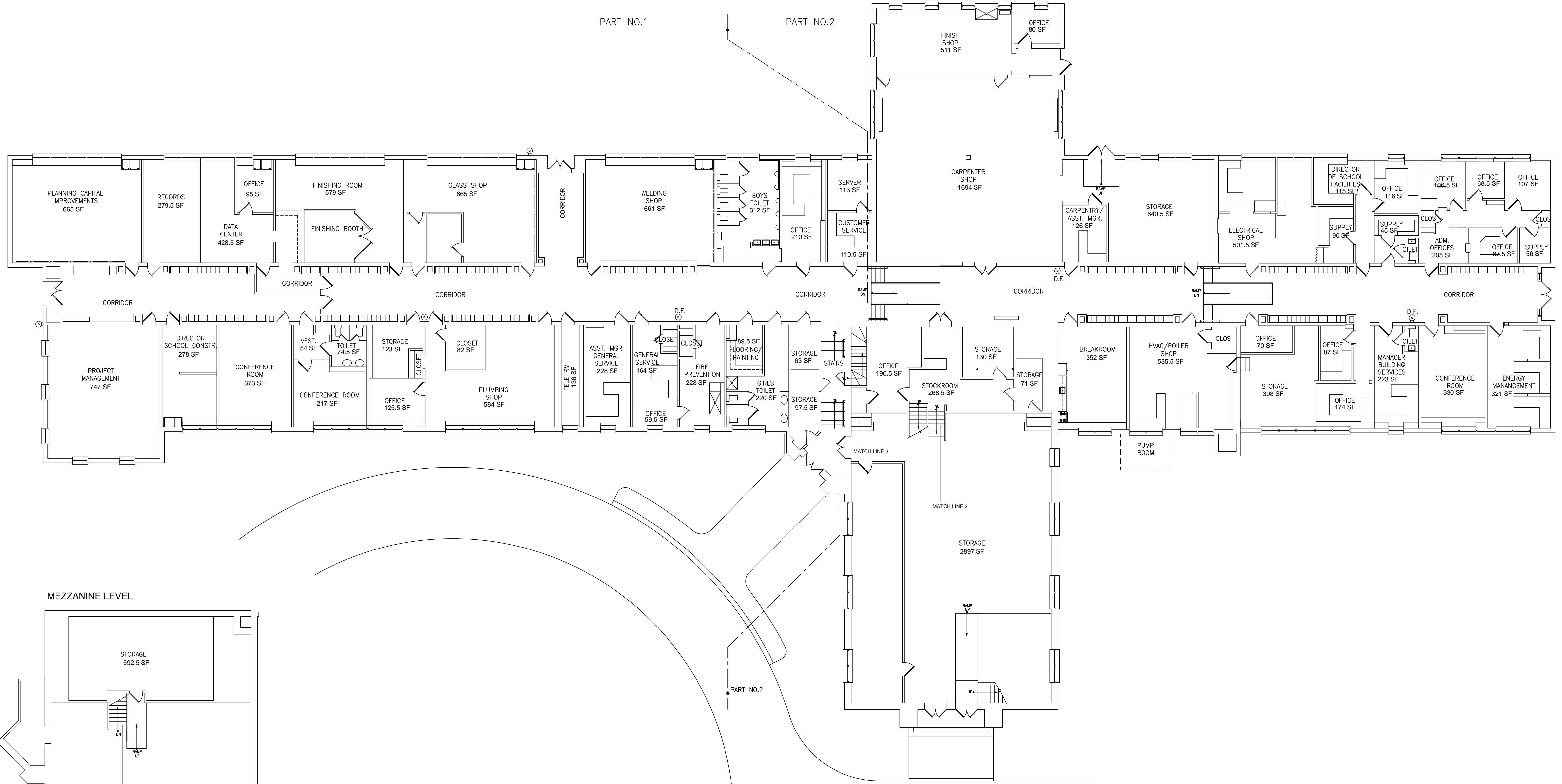
- Plumbing Shop – 4.0 pCi/L
- Welding Shop – 4.4 pCi/L

Longer duration radon sampling and analysis is recommended to assess average sustained radon concentrations reflective of actual building conditions. Laboratory analytical reports are included in Appendix G.

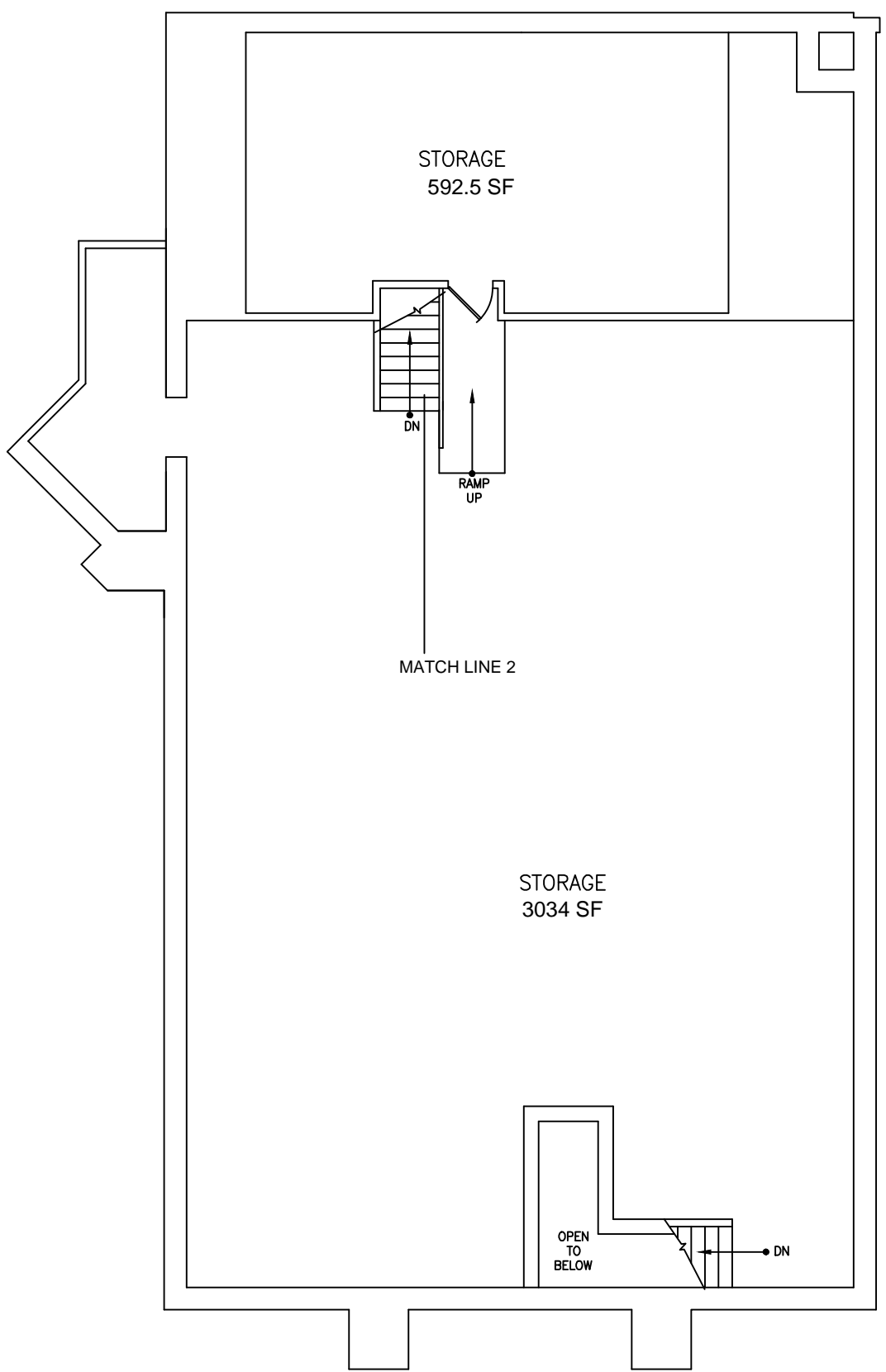
Refrigerants

EA has performed a refrigerants assessment in conformance with the scope for the subject site located at 8045 Guilford Road. In total, twenty-five (25) units containing refrigerants were identified. These units, either in use or in storage, were documented as being present in the building at the time of the inspection. These units are identified in Section 7.2.4.8.

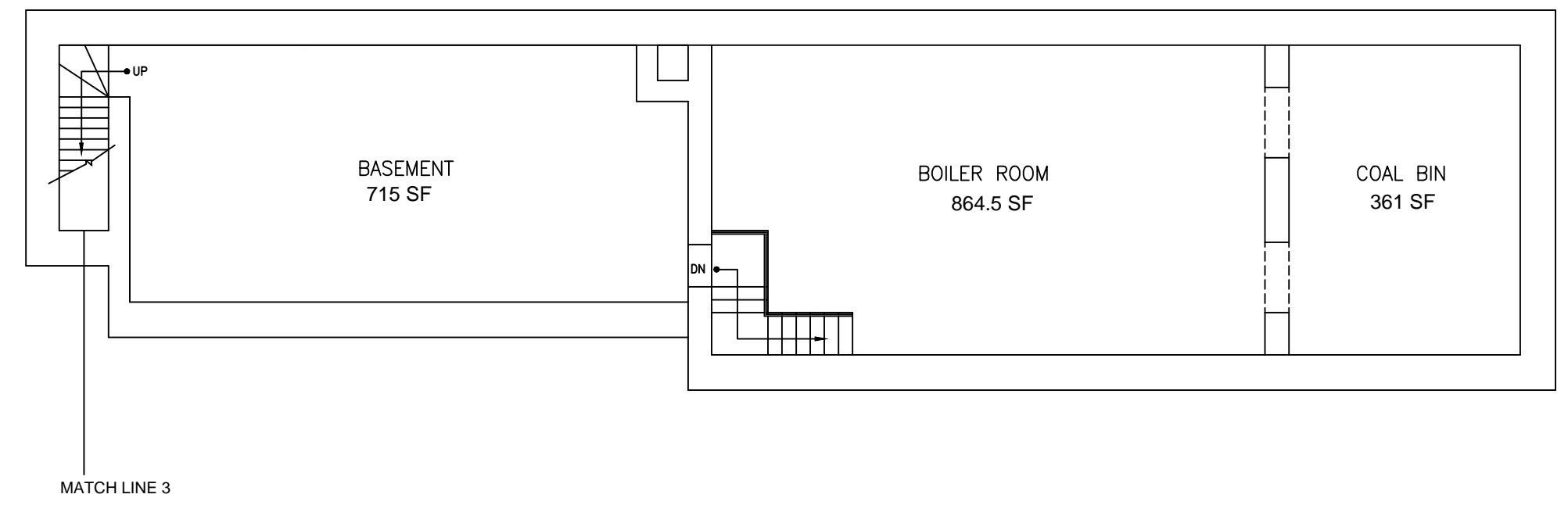
Section No. 3



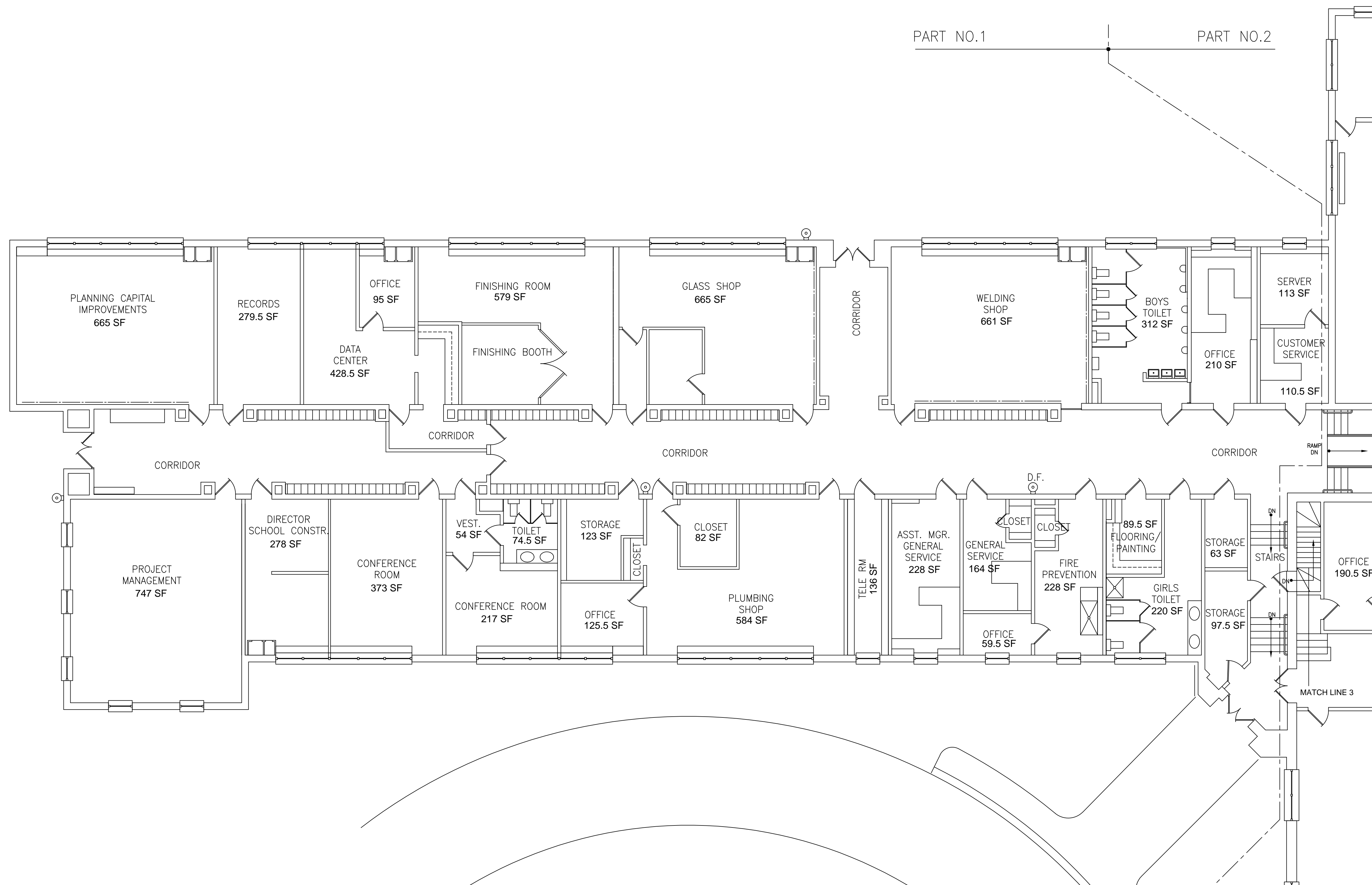
MEZZANINE LEVEL





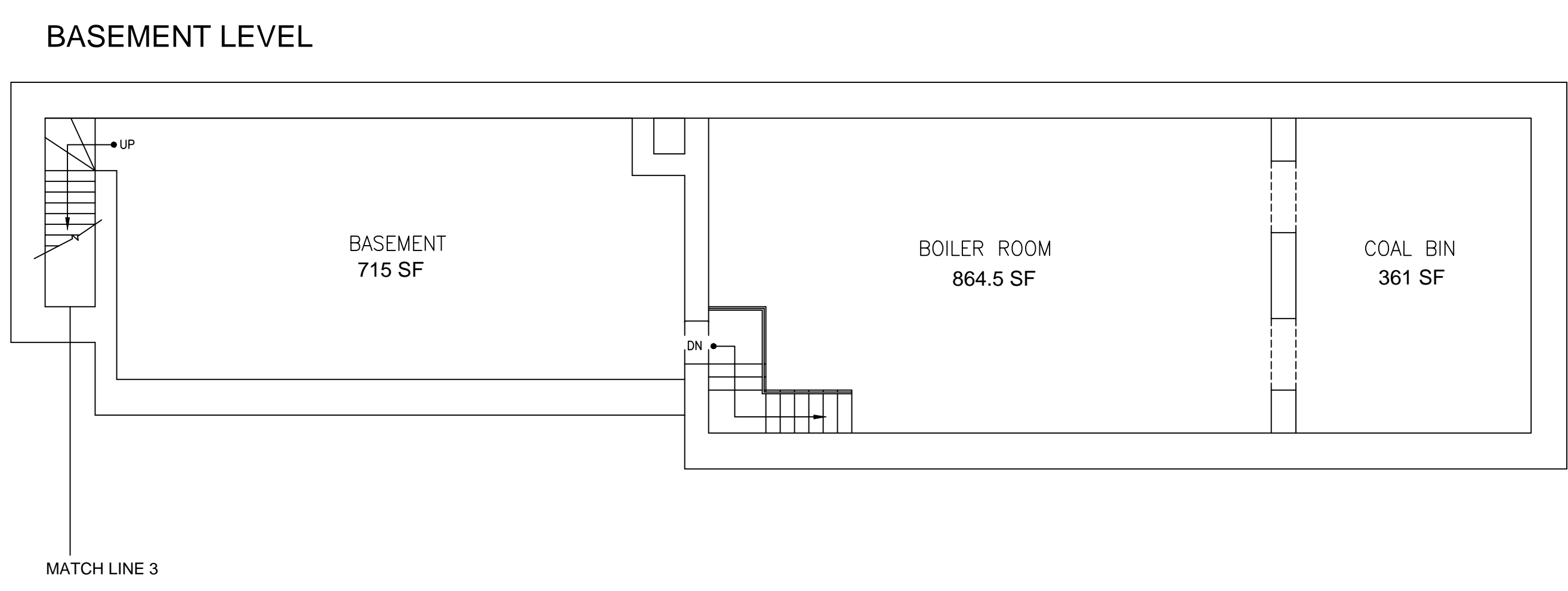
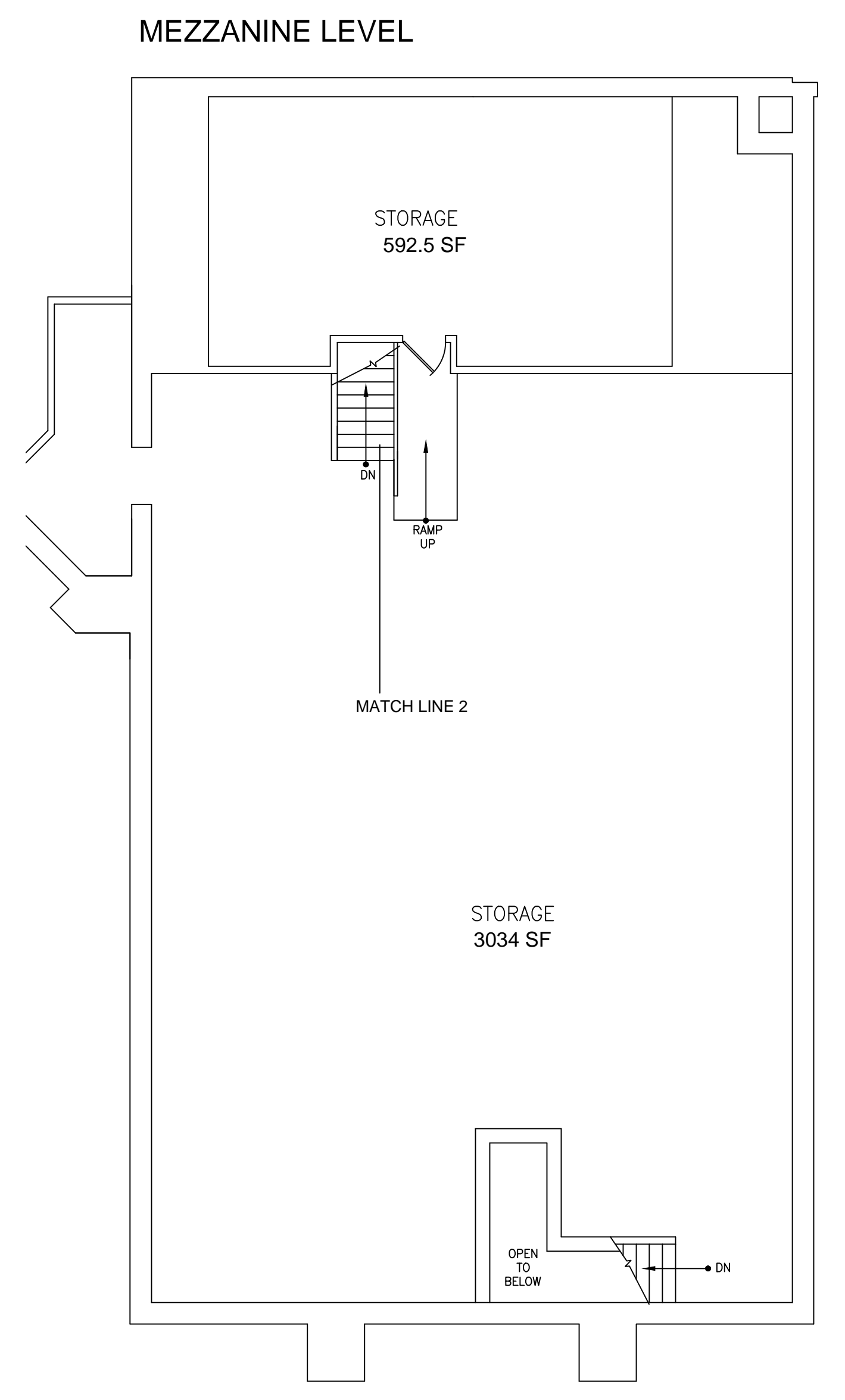
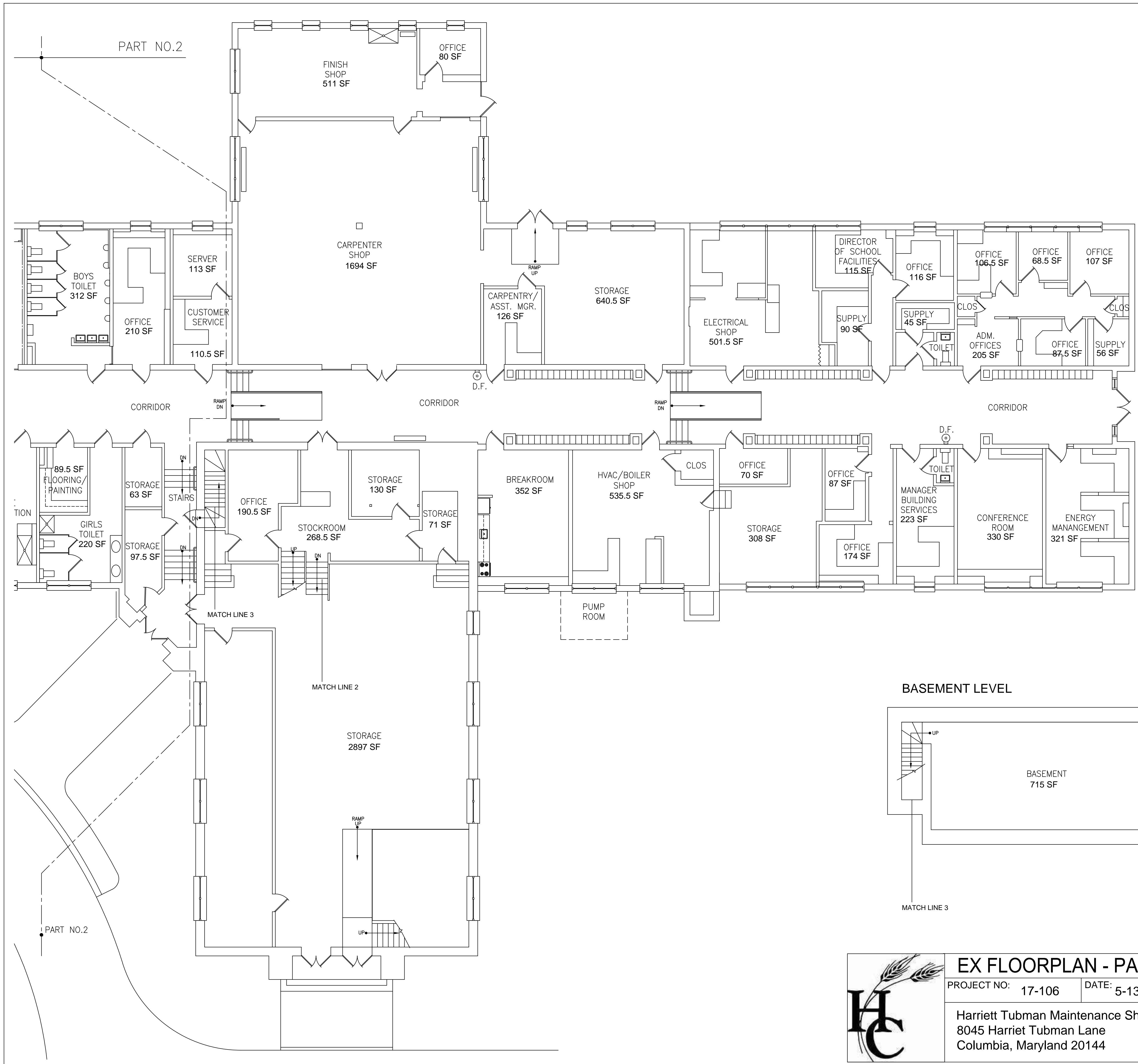
BASEMENT LEVEL



	EX FLOORPLAN - OVERALL		Harriett Tubman Maintenance Shop	
	PROJECT NO: 17-106	DATE: 5-13-17	FLOOR: GROUND	DWG. NO: See Path
	Harriett Tubman Maintenance Shop 8045 Harriet Tubman Lane Columbia, Maryland 20144		Prepared for: Howard County DPW 3430 Courthouse Dr. Ellicott City, MD	
			A-1	
			SCALE: 3/32	



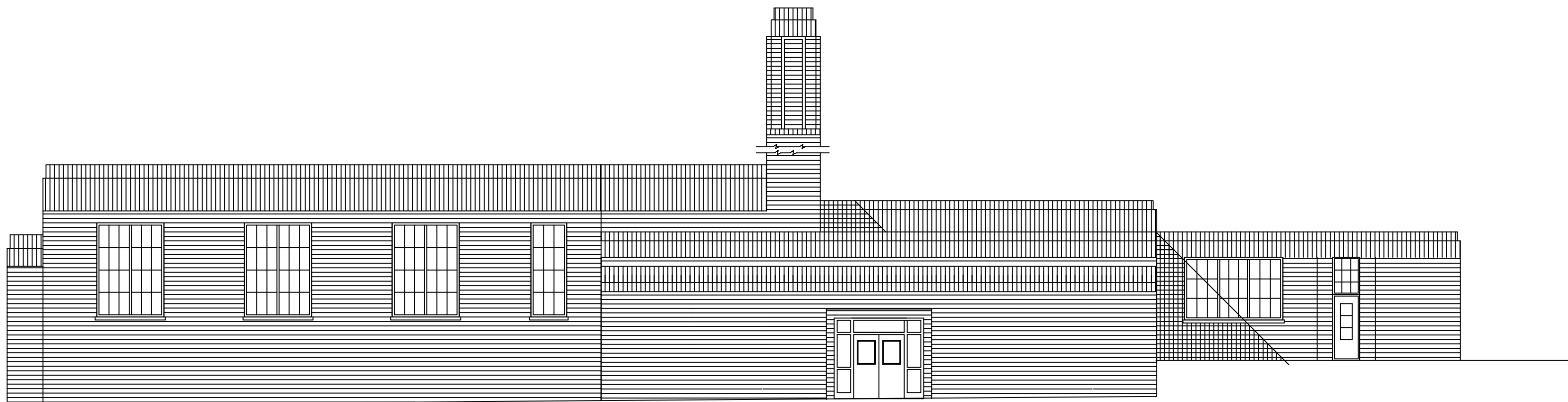
	EX FLOORPLAN - PART 1		Harriett Tubman Maintenance Shop		
	PROJECT NO: 17-106	DATE: 5-13-17	FLOOR: GROUND	DWG. NO: See Path	
	Harriett Tubman Maintenance Shop 8045 Harriet Tubman Lane Columbia, Maryland 20144		Prepared for: Howard County DPW 3430 Courthouse Dr. Ellicott City, MD		
				A-2	SCALE: 1/8



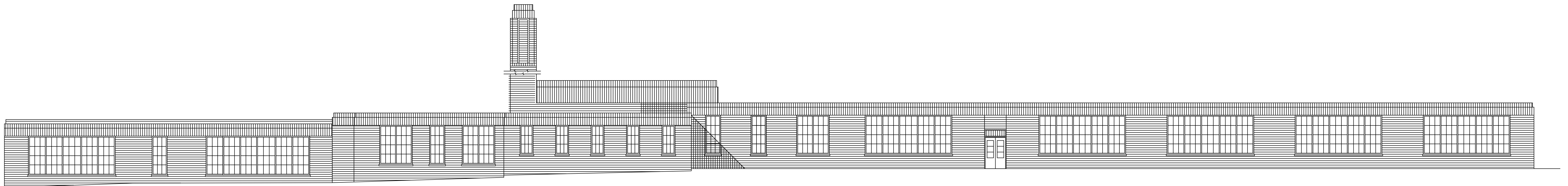
	EX FLOORPLAN - PART 2		Harriett Tubman Maintenance Shop			
	PROJECT NO: 17-106	DATE: 5-13-17	FLOOR: GROUND	DWG. NO: See Path		
	Harriett Tubman Maintenance Shop 8045 Harriet Tubman Lane Columbia, Maryland 20144		Prepared for: Howard County DPW 3430 Courthouse Dr. Ellicott City, MD			A-3
						SCALE: 1/8



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EXTERIOR ELEVATIONS

PROJECT NO: 17-106 DATE: 5-11-17

Harriett Tubman Maintenance Shop
8045 Harriet Tubman Lane
Columbia, Maryland 20144

Harriett Tubman Maintenance Shop

FLOOR: GROUND DWG. NO: See Path

Prepared for:
Howard County DPW
3430 Courthouse Dr. Ellicott City, MD

E-1

SCALE: 3/32



SECTION V - APPROVAL OF PROPERTY – cont'd

A. FACILITIES STATUS CHANGE SUMMARY

- 1. LEA: Howard County Public Schools
School/Building/Property: Harriett Tubman Elementary School
8045 Harriett Tubman Lane, Columbia, MD 21045
- 2. Building data:
 - 1. State Rated Capacity: N/A
 - 2. Building sq. ft. 29,857
- 3. Site data:
 - a. Size: 3.0 acres
 - b. Acres involved in this transaction: 3.0
- 4. Original construction date: 1948
- 5. Proposed change or reuse:
The property is being used by the HCPSS Department of Building Services and the Office of School Construction as administrative offices. Both are being relocated and are no longer needed for educational purposes.
- 6. IAC and BPW approval history: N/A
 - 1. IAC 1 _____
 - 2. IAC 2 _____
 - c. BPW 1 _____
 - d. BPW 2 _____
- 7. State investment in building and/or site? N/A
- 8. Outstanding State bond debt? N/A
 - 1. Pre February 1, 1971: _\$0__ Post February 1, 1971: __\$0__
 - 2. Pay-off dates for bond sales involved: N/A
- 9. Additional comments and recommended IAC action:
The BOE approved the transfer of the site on October 22, 2015.

Motion:

TO RECOMMEND TO THE BOARD OF PUBLIC WORKS APPROVAL OF THE TRANSFER OF THE 3.0 ACRE SITE OF THE HARRIETT TUBMAN ELEMENTARY SCHOOL LOCATED AT 8045 HARRIETT TUBMAN LANE, COLUMBIA, MD BY THE HOWARD COUNTY BOARD OF EDUCATION TO THE HOWARD COUNTY GOVERNMENT.

IAC ACTION: THE ABOVE REFERENCED ITEMS WERE:					
	Approved	Disapproved	Deferred	Abstain	Recuse
Dr. Karen Salmon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Wendi Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Ellington Churchill, Jr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Barbara Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. John Bohanan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



HOWARD COUNTY DEPARTMENT OF FINANCE
3430 Courthouse Drive ■ Ellicott City, Maryland 21043

October 13, 2017

Honorable Allan H Kittleman
Howard County Executive
3430 Court House Dr
Ellicott City, MD 21043

Re: Debt Status Letter for the Harriet Tubman Building

Dear Mr. Kittleman:

Howard County issued Consolidated Public Improvement bonds for the renovation of the Harriet Tubman Building (Project C0306) in 2009 and 2010. The project currently has \$404,877 in outstanding debt service, \$305,974 in principal and \$98,903 in interest. The outstanding debt service matures in 2031.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Angela Price".

Angela Price
Acting Deputy Director
Department of Finance

S. H. MULLER & ASSOCIATES, LLC

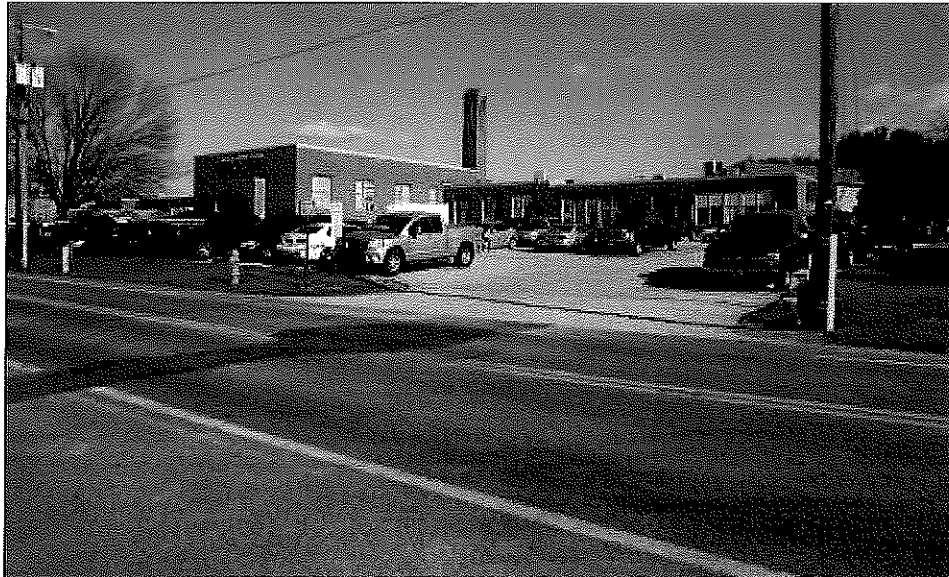
REAL ESTATE APPRAISERS & CONSULTANTS

7307 York Road, Towson, MD 21204

www.mullerappraisal.com

410-832-0080

Appraisal Report
Project C-0309
Board of Education HO CO
Harriett Tubman Maintenance Shop
8045 Harriet Tubman Lane
Columbia, Maryland 20144



Prepared For
Howard County Department of Public Works
3430 Courthouse Drive
Ellicott City, Maryland 21043

Dated
November 4, 2016

160091-8045

S. H. MULLER & ASSOCIATES, LLC
REAL ESTATE APPRAISERS & CONSULTANTS

7307 York Road
Towson, Maryland 21204
410-832-0080

Stephen H. Muller, SRA
smuller@mullerappraisal.com
www.mullerappraisal.com

November 16, 2016

Ms. Karen A. Stires, Acting Chief
Real Estate Services Division
Howard County Department of Public Works
3430 Courthouse Drive
Ellicott City, MD 21043

Project Number: C-0309
Property Name: Board of Education HO CO
Property Address: 8045 Harriet Tubman Lane
Columbia, MD 20144

Dear Ms. Stires:

Pursuant to your request, we inspected the above-mentioned property in order to estimate the Market Value of the proposed acquisition as of November 4, 2016; the effective date of the appraisal.

The subject property is described as a 2.25-acre, R-SC zoned site improved with a 23,758-square foot masonry school constructed in 1948. A more detailed description of the subject property follows in the accompanying report.

The appraisal problem is to estimate the Market Value of the Fee Simple interest of the subject property as of the inspection date November 4, 2016. The most appropriate valuation methodology is the Direct Sales Comparison Approach. Data was collected from several sources including an onsite inspection, Maryland Department of Assessment and Taxation, Metropolitan Regional Information Systems (MRIS), Costar, as well as data from county and state and federal agencies. Comparable sales are identified by scrutiny of deed reporting services and search of the public record. Comparable sales are observed from the public street. The sales comparables used are observed from the public streets. Market data is confirmed with buyer, seller, broker, or attorney; typically, public records are reviewed to supplement or confirm the information. Attempts are made to confirm data with parties of the transactions; however, where secondary sources such as deeds or third party data sources were the only confirmation source available the comparable may still be considered important but may be less reliable than those with a more primary confirmation. We have not reviewed environmental surveys of the subject, title reports, or building inspection reports. This appraisal and appraisal report are completed in conformity with the *Uniform Standards of Professional Appraisal Practice*.

Ms. Karen A. Stires
C-0309 - Board of Education HO CO
November 16, 2016
Page 2

In consideration of the facts presented in this report, it is our opinion the Fee Simple Value of the subject as of November 2, 2016 is:

FIVE HUNDRED NINE THOUSAND DOLLARS (\$509,000.00)

This appraisal is completed under the *Hypothetical Condition* that the subject is a 2.25-acre separately identified parcel with density as allowed under its R-SC zoning.

The appraisal is also made under the following *Extraordinary Assumptions*:

- that there are no limitations to subject parcel accommodating the allowed density.
- that there are no hazardous materials, including asbestos, in the existing structure as of the effective date.

The use of *Extraordinary Assumptions* and/or *Hypothetical Conditions* might have affected the assignment results.

The supporting data, analysis, and conclusions upon which this value is based are contained in the accompanying report.

Respectfully submitted,



James B. Crafton
Certified General Appraiser
MD License #40007430



Stephen H. Muller, SRA
Certified General Appraiser
MD License #40001022

SHM/JBC

EXECUTIVE SUMMARY

Project Number: C-0309

Property Owner: Board of Education Howard County

Project Address: 8045 Harriet Tubman Lane
Columbia, MD 20144

Owner: Board of Education HO CO
10910 Clarksville Pike
Ellicott City, MD 21042

Property Description: 2.25-acre site improved with a 23,758-square foot masonry school constructed in 1948

Zoning: R-SC – Residential, Single Cluster

Present Use: Howard County Board of Education maintenance facility

Highest and Best Use: Razing existing improvements and develop into residential subdivision

Estimate of Value:

Indicated Market Value per acre	\$	300,000
Subject Assemblage size (Acres)		2.25
Estimated Subject Assemblage Land Value		675,000
Demolition & Clearing Estimate	\$	166,000
Estimated Subject Assemblage Market Value	\$	509,000
	<i>Rounded</i>	\$ 509,000

This appraisal is completed under the *Hypothetical Condition* that the subject is a 2.25-acre separately identified parcel with density as allowed under its R-SC zoning.

The appraisal is also made under the following *Extraordinary Assumptions*:

- that there are no limitations to subject parcel accommodating the allowed density.
- that there are no hazardous materials, including asbestos, in the existing structure as of the effective date.

The use of *Extraordinary Assumptions* and/or *Hypothetical Conditions* might have affected the assignment results.

PROJECT INFORMATION AND OWNERSHIP DATA

I. PROJECT INFORMATION

- A. Legal Name of Applicant:** Real Estate Services Division
Howard County Department
of Public Works
3430 Courthouse Drive
Ellicott City, MD 21043
- B. Contract Number of Application:** 4400002223/2
- C. Project Name:** N/A
- D. Location of Property:** 8045 Harriet Tubman Lane
Columbia, MD 20144

II. OWNERSHIP DATA

- A. Legal Owner:** Board of Education HO CO
- B. Mailing Address:** 10910 Clarksville Pike
Ellicott City, MD 21042
- C. Property Address:** 8045 Harriet Tubman Lane
Columbia, MD 20144
- D. Tax Map ID:** 35/24/292
- E. Date Acquired:** Unknown
- F. Deed/Liber:** Not identified in our search of tax records
- G. Consideration:** Unknown

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UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

In conducting this appraisal, your appraiser has assumed that:

1. Title to the land is good and marketable.
2. The property is appraised as though under competent management in responsible ownership and is free and clear of all encumbrances and liens other than those mentioned in this report.
3. The information supplied by others is correct, and the revenue stamps placed on the deeds used to indicate the sale prices are in correct relation to the actual dollar amount of the individual transactions.
4. There are no hidden or undisclosed sub-soil conditions. No consideration has been given to oil or mineral rights, if outstanding.
5. All general codes, ordinances, regulations, or statutes affecting the property have been and will be enforced and the property is not subject to flood plain or utility restrictions or moratoriums except as reported to your appraiser and contained in this report.
6. The party for whom this report is prepared has reported to the appraiser, original existing conditions or development plans that would subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
7. No responsibility is assumed by the appraiser for legal matters, nor is any opinion on the title rendered herewith.
8. The appraiser herein, by reason of this report is not to be required to give testimony in court with reference to the property appraised, unless arrangements have been previously made therefore.
9. The appraiser has made no survey of the property and assumes no responsibility in connection with such matters. Any sketch or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property. The appraisal covers the property as described in this report and the areas and dimensions as shown herein are assumed to be correct.
10. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS (continued)

11. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraisal hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.
12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is concerned, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public means of communication without the prior written consent and approval of the undersigned.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

This appraisal is completed under the *Hypothetical Condition* that the subject is a 2.25-acre separately identified parcel with density as allowed under its R-SC zoning.

The appraisal is also made under the following *Extraordinary Assumptions*:

- that there are no limitations to subject parcel accommodating the allowed density.
- that there are no hazardous materials, including asbestos, in the existing structure as of the effective date.

The use of *Extraordinary Assumptions* and/or *Hypothetical Conditions* might have affected the assignment results.

CERTIFICATE OF APPRAISAL

The undersigned do hereby certify that, except as otherwise noted in this appraisal report:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have not performed any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- We have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.¹

As of the date of this report, I, Stephen H. Muller, SRA, have completed the continuing education program of the Appraisal Institute.

As of the date of this report, I, James B. Crafton, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.



James B. Crafton
Certified General Appraiser
MD License #40007430



Stephen H. Muller, SRA
Certified General Appraiser
MD License #40001022

¹ *Uniform Standards of Professional Appraisal Practice 2016-2017 Edition*, Appraisal Standards Board, The Appraisal Foundation

APPRAISER QUALIFICATIONS
Stephen H. Muller, SRA

EDUCATION

Towson University, Bachelor of Science Degree, 1978
Calvert Hall College High School

PROFESSIONAL MEMBERSHIPS

The Appraisal Institute, **SRA Designated Member** - Awarded 1985
State of Maryland Licensed Certified General Appraiser #40001022
Associate Member - Greater Baltimore Board of Realtors
International Right of Way Association

PROFESSIONAL ASSOCIATION BOARD & COMMITTEE ACTIVITY

Appraisal Institute Maryland Chapter – Chapter President 1995, Vice President 1994,
Secretary 1993, Treasurer 1992, Regional Representative 1993-99
Society of Real Estate Appraisers - Baltimore Chapter - Board of Directors 1988-90,
Chapter Treasurer - 1990
National Association of Independent Fee Appraisers - Baltimore Chapter - Past
President-1984, Maryland State Director 1985
Greater Baltimore Board of Realtors, Appraisal Committee, Chairman - 1996

REAL ESTATE APPRAISAL EDUCATION

Appraisal Institute Courses

Fundamentals of Intangible Business Assets	- 2012
Valuation of Conservation Easement	- 2009
Real Estate Appraisal Principles Examination 1A1	- 1988
Basic Valuation Procedures Examination 1A2	- 1988
Case Studies in Real Estate Valuation Examination 2-1	- 1987
Capitalization Theory and Techniques Examination 1BA	- 1986
Capitalization Theory and Techniques Examination 1BB	- 1986
Applied Income Property Appraising Course 202	- 1985
Principles of Income Property Appraising Course 201	- 1980
Examination of Residential Properties Exam R-2	- 1979
Introduction to Appraising Real Property Course 101	- 1977

TEACHING, INSTRUCTOR

Investment Analysis – Anne Arundel Community College	- 2007-2011
Subdivision Appraising – Anne Arundel Community College	- 2005-2011
Introduction to Real Estate Appraising - Harford Community College	- 1993
Appraising Income Properties - Catonsville Community College	- 1989-91

TYPES OF APPRAISAL PREFORMED

Multi-family, Industrial, Retail, Office Buildings, Apartments, Raw Land, Special Purpose Properties, Agricultural, Partial Takings, Recreational Facilities, Mixed Use, Historic Properties, Agricultural & Conservation Easements, Residential, Condominiums.

Appraiser Qualifications – Stephen H. Muller, SRA

PROFESSIONAL EXPERIENCE - Performed appraisals for the following clients:

CFG Community Bank	US Army Corps of Engineers
Blue Ridge Bank	US Department of General Services
American Bank	BGE / Constellation Energy
Essex Bank	Howard County Maryland
Chase Bank	Baltimore County Maryland
Bank of America	Baltimore City Maryland
First Mariner Bank	Carroll County Maryland
PNC Bank	Maryland State Treasurer's Office
Susquehanna Bank	Maryland State Highway Administration
Fulton Bank	Maryland Department of General Services
Chesapeake Bank of Maryland	Maryland Transit Administration
Kopernik Federal Bank	Maryland Department of Natural Resources
State Farm Bank	Maryland Aviation Administration
Neighbor Space of Baltimore County	Morgan State University
The Trust for Public Lands	Towson University
Land Preservation Trust	University of Maryland Baltimore County
Manor Conservancy	Baltimore Museum of Art

EXPERT TESTIMONY

US District Court	Board of Property Review Baltimore County
Circuit Court for Baltimore County	Board of Property Review Harford County
Circuit Court for Baltimore City	Board of Property Review Carroll County
Circuit Court for Montgomery County	Board of Property Review Howard County
Board of Property Review Montgomery County	Board of Zoning Appeals– Carroll County

SEMINAR ATTENDANCE

Uniform Standards of Professional Appraisal Practice	Appraisal Institute	2016
Green Buildings: Principles & Concepts	Appraisal Institute	2015
Eminent Domain and Condemnation	Appraisal Institute	2015
Sustainable Growth & Agricultural Preservation Act 2012	Appraisal Institute	2013
Conservation Easements - Legal and Financial Aspects	MD Environmental Trust	2012
Uniform Appraisal Dataset from Fannie Mae & Freddie Mac	Appraisal Institute	2011
Advanced Spreadsheet Modeling for Valuation Application	Appraisal Institute	2010
Appraising Distressed Commercial Real Estate	Appraisal Institute	2009
Integrating Appraisal Standards	IRWA	2009
The Valuation of Wetlands	Appraisal Institute	2006
Self Storage Economics and Appraisals	Appraisal Institute	2005
Appraising Convenience Stores	Appraisal Institute	2005
Appraising Local Retail Properties	Appraisal Institute	2004
Commercial Development and Market Update	Appraisal Institute	2003
Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute	2002
Overview of Conservation Easements in MD	Appraisal Institute	2002
FHA & Appraisal Procedures	Appraisal Institute	2000
Real Estate Appraisals for Federal Gift Tax	Appraisal Institute	1999
FHWA Appraisal Seminar	MD DOT	1998
Appraisal of Nursing Facilities	Appraisal Institute	1996
Residential Land Development and Subdivision Analysis	Appraisal Institute	1996
The Appraiser as an Expert Witness	Appraisal Institute	1995

APPRAISER QUALIFICATIONS

James B. Crafton

EDUCATION

College of William & Mary, Bachelor of Science, Chemistry, Williamsburg, VA, 1978
Financial Decision Making and Advanced Corporate Finance, Towson University, 1984-85

PROFESSIONAL MEMBERSHIPS

The Appraisal Institute, Practicing Affiliate
State of Maryland Licensed Certified General Appraiser #40007430

REAL ESTATE APPRAISAL EDUCATION

Maryland Home Builders Association, Residential Construction Course	1986
Catonsville Community College Introduction to Real Estate, Course 101	1989
Real Estate Appraising, Course 121	1990
Appraising Residential Real Estate, Course 141	1990
Appraising Income Producing Property, Course 241	1991
Residential Narrative Report Writing	

Appraisal Institute Courses

Fundamentals of Intangible Business Assets	2012
Successful Completion of Appraisal Institute's Comprehensive Exam & Experience Review for designation 15-Hour National USPAP Equivalent Course	2011
Online Business Practices & Ethics	2011
Advanced Applications, Course 550 (Successfully challenged exam)	2005
Adv. Sales Comparison & Cost Approach, Course 530 (Successfully challenged exam)	2005
Highest and Best Use and Market Analysis	2004
Advanced Income Capitalization, Course 510 (Successfully challenged exam)	2004
Report Writing & Valuation Analysis, Course 540	2003
Capitalization Theory and Techniques Examination 1BA	1992
Capitalization Theory and Techniques Examination 1BB	1992

National Association of Independent Fee Appraisers

Principles of Real Estate Appraising	1990
Uniform Standards of Professional Practice	1991
Successful completion of the Maryland State Real Estate Salesperson Exam	1989

TYPES OF APPRAISAL PREFORMED

Multi-family, Industrial, Retail, Office Buildings, Apartments, Raw Land, Special Purpose Properties, Agricultural, Partial Takings, Religious Institutions, Mixed Use, Historic Properties, Agricultural & Conservation Easements

Page 2

Appraiser Qualifications - James B. Crafton

PROFESSIONAL EXPERIENCE - Performed appraisals for the following clients:

CFG Community Bank	US Army Corps of Engineers
Blue Ridge Bank	BGE
Essex Bank	Howard County Maryland
Chase Bank	Baltimore County Maryland
Bank of America	Baltimore City Maryland
First Mariner Bank	Carroll County Maryland
BB& T	Susquehanna Bank
Maryland State Highway Administration	Fulton Bank
Maryland Department of General Services	
PNC Bank	Maryland Transit Administration
Chesapeake Bank of Maryland	Maryland Depart. Natural Resources
Slavie Federal	Maryland Aviation Administration
Kopernik Federal Bank	Towson University
State Farm Bank	University of MD Baltimore County
Neighbor Space of Baltimore County	Morgan State University
The Trust for Public Lands	Land Preservation Trust
Manor Conservancy	Baltimore Museum of Art

SEMINAR ATTENDANCE

Commercial Development and Market Update	Appraisal Institute	2016
Marketability Studies: Advanced Considerations & Application	Appraisal Institute	2013
Fundamentals of Separating Real Property, Personal Property	Appraisal Institute	2012
Conservation Easements – Legal and Financial Aspects	MD Environmental Trust	2010
Adv. Spreadsheet Modeling for Valuation Applications	Appraisal Institute	2010
Appraising Distressed Commercial Real Estate	Appraisal Institute	2009
Office Building Valuation; A Contemporary Approach		2007
Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute	2007
The Valuation of Wetlands	Appraisal Institute	2006
FHWA Appraisal Seminar	MD DOT	1998

DEFINITIONS

Market Value - The most probable price which a property should bring in a competitive and open Market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from the seller to the buyer under conditions whereby:

- (1) *Buyer and seller are typically motivated.*
- (2) *Both parties are well informed or well advised and each acting in what he considers his own best interest.*
- (3) *A reasonable time is allowed for exposure in the open market.*
- (4) *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.*
- (5) *The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.²*

Fee Simple - Fee Simple is defined as "absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."³

Extraordinary Assumption - An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusion. Extraordinary assumptions presume as fact otherwise uncertain information about the physical, legal, or economic characteristics of the subject property; or about condition external to the property, such as market conditions, or trends; or about the integrity of data used in an analysis.⁴

Hypothetical Condition - That which is contrary to what exists, but is supposed for the purpose of analysis. Hypothetical condition assume conditions contrary to known fact about the physical, legal, or economic characteristics of the subject property; or about conditions, external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.⁵

Easement - The right to use another's land for a stated purpose.⁶

² Department of the Treasury - Office of the Comptroller of the Currency 12 CFR, Part 34, Sub-part C - Appraisals, 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994

³ The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute

⁴ Uniform Standards of Professional Appraisal Practice 2016-2017 Edition, Appraisal Standards Board, The Appraisal Foundation

⁵ Ibid

⁶ The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute

INTEREST APPRAISED

This appraisal is made of the fee simple interest.

EFFECTIVE DATE OF THE APPRAISAL

The effective date of the appraisal and the date of the inspection is November 4, 2016.

INTENDED USE OF THE APPRAISAL

This appraisal was made as a basis for estimating the Market Value for planning purposes.

INTENDED USER OF THE APPRAISAL

The intended user of this appraisal is Howard County, Maryland.

SCOPE OF THE APPRAISAL

The appraisal problem is to estimate the Market Value of the Fee Simple interest of the subject property as of the inspection date November 4, 2016. In answering the appraisal question, the interior and exterior of the building was inspected with observations made from various points in and around the property and from neighboring properties. This appraisal is completed in conformity with the *Uniform Standards of Professional Appraisal Practice*.

The most appropriate valuation methodology is the Direct Sales Comparison Approach. Data was collected from several sources including an onsite inspection, Maryland Department of Assessment and Taxation, Metropolitan Regional Information Systems (MRIS), Costar, as well as data from county and state and federal agencies. Comparable sales are identified by scrutiny of deed reporting services and search of the public record. Comparable sales are observed from the public street. The sales comparables used are observed from the public streets. Market data is confirmed with buyer, seller, broker, or attorney; typically, public records are reviewed to supplement or confirm the information. Attempts are made to confirm data with parties of the transactions; however, where secondary sources such as deeds or third party data sources were the only confirmation source available the comparable may still be considered important but may be less reliable than those with a more primary confirmation. We have not reviewed environmental surveys of the subject, title reports, or building inspection reports.

Sales data is compiled by scrutiny of deed reporting services, search of the public record and interviews with brokers, owners, lenders, developers, etc. No data which is thought to be highly relevant to the value conclusion are omitted from the report. When appropriate, the scope of the appraisal is treated in more detail elsewhere in the report.

SCOPE OF THE APPRAISAL (continued)

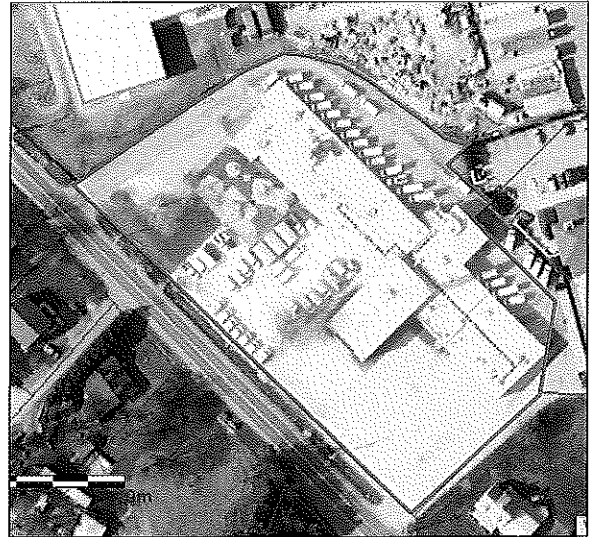
Further, the reader's attention is directed to the assumptions and limiting conditions of this appraisal.

TRANSFER HISTORY

The subject has not transferred in the last five years.

LEGAL DESCRIPTION

Under the *Hypothetical Condition* of this appraisal the subject is a 2.25-acre separate parcel as shown on the aerial photograph. As of the effective date the subject is a portion of Parcel 292, a 19.86-acre parcel improved with the county's Atholton High School.



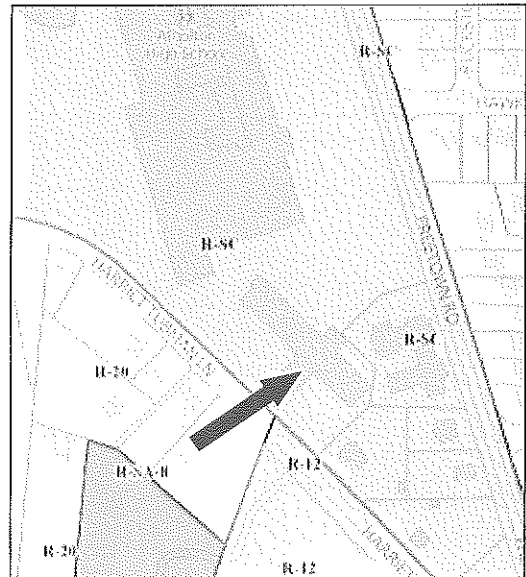
TAX ASSESSMENT DATA

Parcel 292, including the subject area, is listed in the tax records of Howard County as reported here:

Map/Grid/Parcel:	35/24/292
Account #:	05-375924
Assessment Year:	2014
Land:	\$3,244,100
Improvement:	\$1,457,500
Total:	\$4,701,600

ZONING CLASSIFICATION

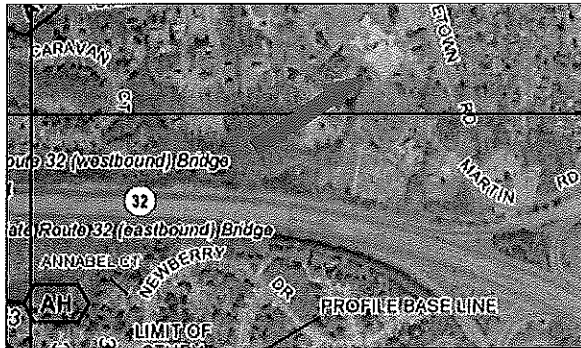
The subject and neighboring parcel area zoned R-SC, Residential Single Cluster. The *Howard County Zoning Regulations* state that the R-SC District is intended to "...provide the opportunity for clustering of single-family detached and attached dwellings to promote sensitive use for the land as well as to provide compatibility with other residential districts." Allowed uses include detached, zero lot-line, and attached dwellings as well as farming, conservation areas, and private recreational facilities (i.e. swimming pools).



ZONING CLASSIFICATION (continued)

The R-SC Bulk Regulations includes a minimum structure setback from arterial or collector public right of ways of 30 feet. Maximum density is four units per acre with up to eight units per structure and minimum lot size of detached dwellings of 6,000 square feet. The current R-SC regulations from the Howard County web site may be found in the addendum of this report. (https://www.municode.com/library/md/howard_county/codes/zoning)

FLOOD ZONE STATUS



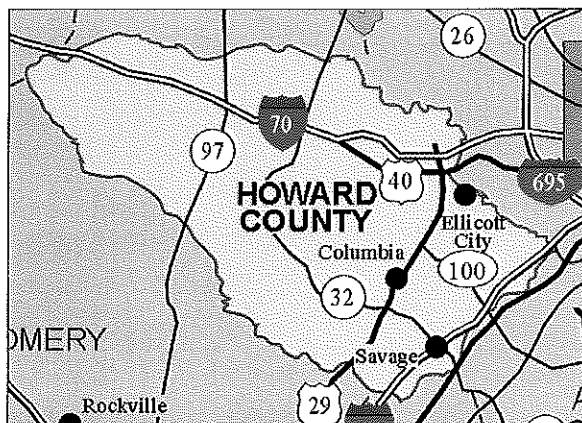
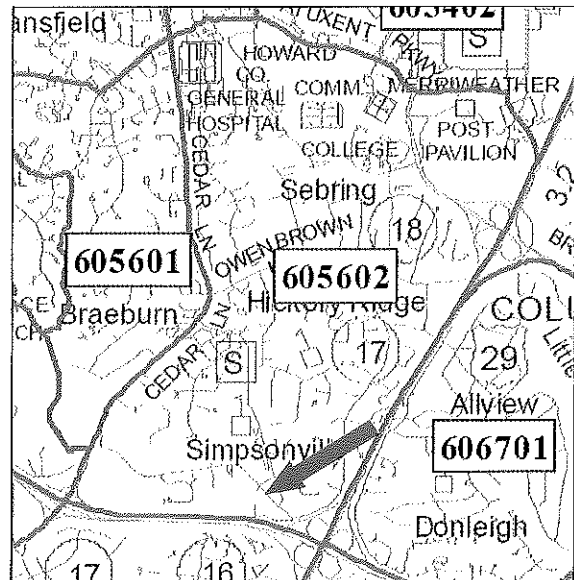
The subject is located in Zone X of the Federal Emergency Management Agency of the Federal Insurance Administration's Community Panel numbers 24027C0145D and 24027C0135D, dated November 6, 2013. Zone X areas are determined to be outside 500-year floodplain and the 1% and 0.2% annual chance floodplains.

CENSUS TRACT DATA

The subject property is located in census tract number 6056.02.

MARKET AREA DESCRIPTION

The subject property is located in Howard County located in central Maryland between Baltimore City and Washington D.C. It is one of seven Maryland jurisdictions that make up the Baltimore Metropolitan area. Eastern Howard County is bisected by I-95 the main interstate



highway serving east coast population centers. The western part of Howard County is more rural in character with large estates and larger lot residential development. The central and eastern portions of the county are more developed with Columbia being a major employment urban center of central Maryland. The county seat of Howard County is Ellicott City.

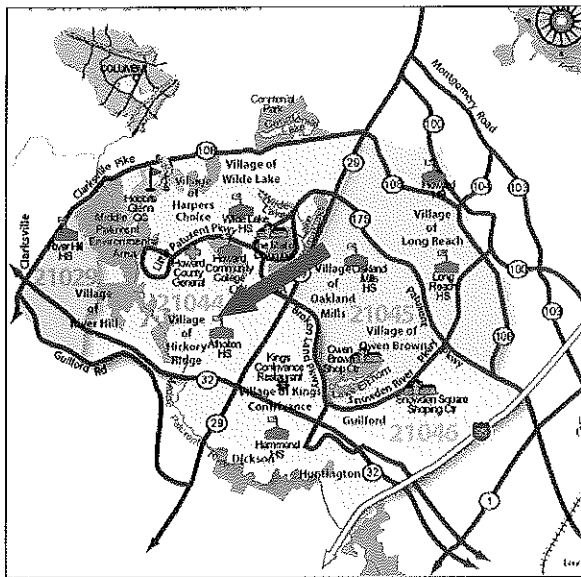
MARKET AREA DESCRIPTION (continued)

Howard County's Economic Development Authority estimates a 2014 population of 309,284 that is projected to grow to 328,000 by 2035. With 102,975 households with a median household income of \$105,310 Howard County has a vibrant economy. Major employers in the county include the following. Howard County has a well-developed transportation system with I-95 and I-70 bisecting the county as well as other major routes such a Route 29. Train service is also available with AMTRAK and freight service along the eastern boundary.

The subject property is located in the Columbia area of central Howard County. Columbia is an unincorporated, planned city of +/-100,000 residences that was an early example of a New Town when it originated in the early 1960s. The boundaries of Columbia area approximately Routes 100 and 108 to the north and west, Route 32 to the south, and I-95 to the east. The area is bisected by Route 29 with limited access roadways running to Washington, DC to the south and the Baltimore Beltway to the northeast.

MAJOR EMPLOYERS (2014)		
Employer	Product/Service	Employment
Johns Hopkins University Applied Physics Laboratory	R&D systems engineering	5,000
Lorien Health Systems	Nursing care	2,000
Howard County Gen. Hosp.	Medical services	1,788
Howard Community Coll.	Higher education	1,394
Verizon	Telecommunications	1,346
Leidos	Engineering services	1,195
Coastal Sunbelt Produce	Produce processing	1,050
Giant Food	Groceries	1,050
Wells Fargo	Securities administration	842
MICROS Systems	HQ / software devt.	815
Dreyer's Grand Ice Cream	Frozen desserts	735
Wegmans Food Markets	Groceries	700
Sysco Food Services	Food products distribution	680
Maxim Healthcare Services	Medical staffing, wellness services	675
The Columbia Association	Nonprofit civic org.	601
Northrop Grumman	Engineering services	525
Ascend One	HQ / consumer debt mgmt.	511
Enterprise Community Partners	HQ / community development	505
Quality Software Services	Healthcare informatics	500
Target	Consumer goods	500
W. R. Grace & Co.	HQ / chemical R&D	500
Walmart	Consumer goods	500
Humanim	Services for the disabled	458
McDonald's	Restaurants	450

Excludes post offices, state and local governments; includes higher education



Columbia is divided into ten residential villages with town centers that have basic services to meet the local community needs. Additionally, the Town Center area is improved with a downtown that includes Lake Kittamaqundi surrounded by community space and multi-story office buildings. To the west is the Mall in Columbia, a major mall serving the Howard County market, as well as the Howard Community College campus and the Howard County General Hospital facility.

Employment opportunities have continued to develop into the major employment area of the county thanks in part to the area's proximity to DC to the south and the NSA/Fort Meade facility to the east.

MARKET AREA DESCRIPTION (continued)

Commercial development is strategically placed throughout the market area mainly in the form of modern commercial strip centers. Shopping and service opportunities in the immediate area are located in the village centers including the Village of Harpers Choice and The Mall in Columbia at the Town Center.

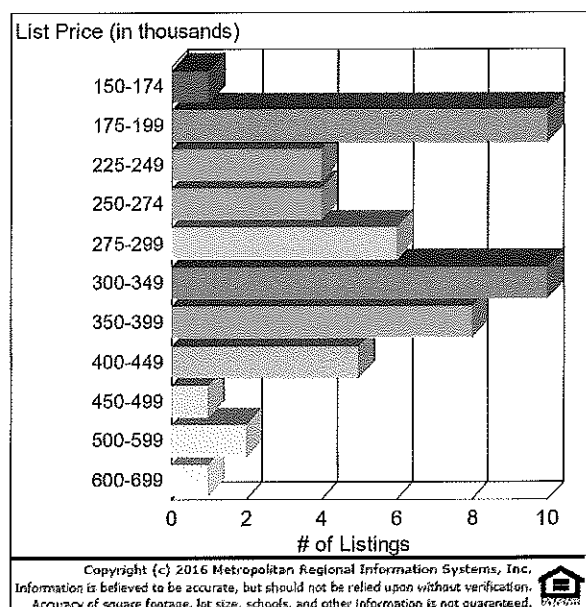
Industrial development is concentrated to the east and southeast along the I-95 / Route 1 corridor. Planned industrial parks are also located in the Ellicott City and Columbia areas of the county by geared more towards the light industrial uses. The county enjoys close proximity to both the Washington, DC and Baltimore markets. The excellent linkage with major transportation routes such as I-95 running through the eastern portion of the county and the CSX rail lines running along the boundary with Anne Arundel also serve to make the subject location an attractive industrial location.

Howard County has a well-developed and efficient transportation system with I-95 and I-70 bisecting the county as well as other major routes such a Route 29 and Route 32. Train service is available with MARC, AMTRAK and freight service along the eastern boundary.

Housing the in Columbia includes a range of detached and attached dwellings. The MRIS multiple list service reports 213 sales of detached and 220 attached single-family dwellings within the subject zip code during the first 11 months of 2016. The settled prices ranged between \$210,000 and \$845,000, with an average of \$481,566 for the detached dwellings and between \$135,00 and \$658,000 with an average of \$283,448 for attached units. The average exposure time for detached dwellings for these listed sales was 55 days and was 62 for the attached units.

There are currently 44 detached homes in 21044 listed for sale with offering prices ranging from \$275,00 to \$1,250,000 and an average of \$556,194 and current average exposure time of 84 days. There are also 52 attached units for sale with an average exposure of 81 days with an average asking price of \$315,461. The distribution of the attached offering prices is shown graphically.

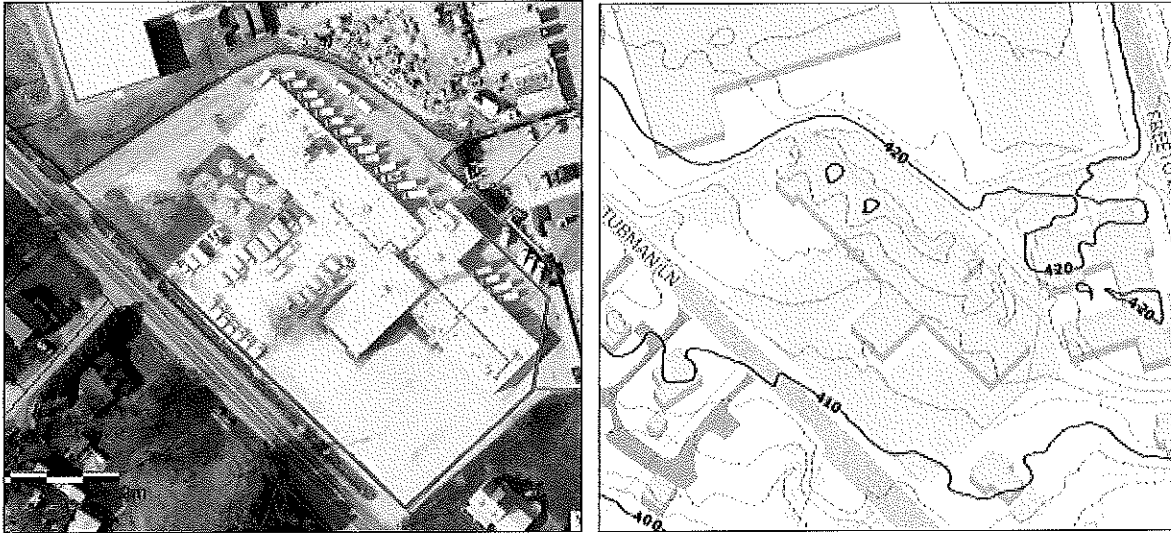
The Site to Do Business website reports that within a one-mile radius of the subject the 2016 population is 6,765 and projected to grow to 7,491 by 2021. Currently there are 2,450 households and this is projected to increase to 2,709 within five years. The



MARKET AREA DESCRIPTION (continued)

median age is 48.9 years and the median household income is \$143,489 with an average of \$176,533. Currently 71.3% of housing is owner occupied and the median home value is \$521,512 with a median age of 48.9 years. Additional data pertaining to the subject environ may be found in the addendum.

SITE DESCRIPTION



The subject is a 2.25-acre portion of Parcel 292 that is a separate tax account under the *Hypothetical Conditions* of this appraisal. The subject property is approximately rectangular in shape with +/-430 feet of frontage on Harriet Tubman Lane and an average depth of approximately 235. The site is level with only 10 feet of elevation increase from the roadway over the 235-foot average depth.

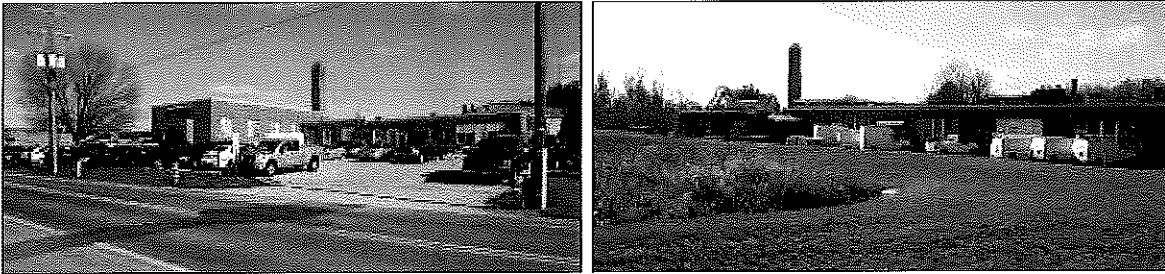
The subject site has two entrances from Harriet Tubman Lane, a county-maintained two lane neighborhood route running west from Freetown Road to Cedar Lane. The subject portion of Harriet Tubman Lane has macadam shoulders with a curb across from the subject. The subject area has interstate access via Routes 32 and 29 with an I-95 interchange located 3.5 miles to the southeast via 32 and an I-70 interchange with Route 29 located 10 miles to the north. Public transportation is available via the RTA Bus #404 line which runs immediately to the east along Freetown Road.

Land use in the subject area includes Howard County's Atholton High School located immediately to the north and the Grassroots Crisis Intervention Center located directly to the rear, or east. The Grassroots center is a 25,000-square foot center serving Howard County with 33-bed family and women's shelter and 18-bed men's shelter and works with personal, mental health, family, or shelter crisis. Across Harriet Tubman Lane from the subject is the Beth Shalom Congregation Synagogue as well as a school

SITE DESCRIPTION (continued)

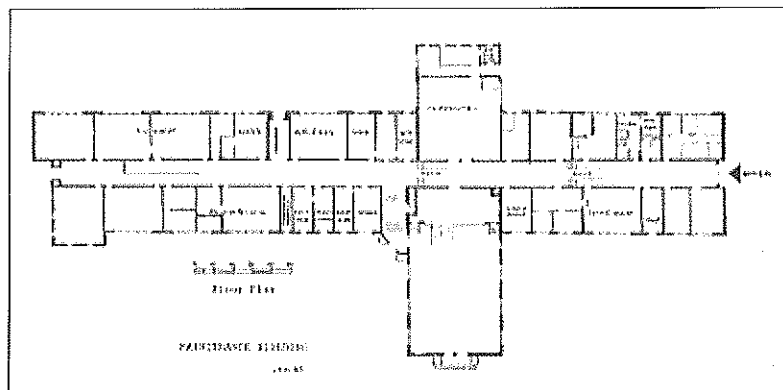
bus depot. A site located just northwest of the synagogue has recently been subdivided and is currently being developed as a 24-unit townhouse project.

IMPROVEMENT DESCRIPTION



The subject site is improved with a 23,758 square-foot, one-story brick school constructed in 1948 converted for use as the Board of Education's Maintenance Shop. The exterior is finished with brick walls, gravel topped, four-ply asphalt roof, and singled-glazed metal frame windows. Interior finishes include painted block walls, terrazzo hallways with wood doors, and a mix of plaster and acoustic tile ceilings. The auditorium of the original school has been divided with a wood-framed second floor to create a two-level material warehouse area. The classrooms are typically finished with a vinyl-type tile that due to the age of the facility may contain asbestos. We recommend an environmental audit and lacking definition information we have made an *Extraordinary Assumption* that there are no hazardous materials, including asbestos, in the existing structure as of the effective date. The heating system is a gas-fired steam system with air conditioning in some areas supplied by four roof-top units. Bathrooms are typically finished with original fixtures. Classrooms have been partitioned to allow for different maintenance areas including electrical, plumbing, metal, carpentry, and painting. The paint shop includes a spray booth with vapor collection system noted at the rear of the building.

Functional obsolescence is noted in the floor plan with long hallways with half-story stairways breaking the flow and long spans for heating and mechanical systems. While the subject improvements are found to be in fair condition there are issues with the age of the subject and floor plan having compromised utility for likely current uses.



SITE IMPROVEMENTS

The subject site is served with sanitary sewer service and public water supply with a fire hydrant located at the subject road frontage. Natural gas supply is also available at the subject property. The manager of the facility has advised the appraisers that there are no underground fuel storage tanks on the property. The site as a macadam-paved drive that circles the building and includes several parking areas with marked spaces. These areas and several gravel lots have marked or occupied parking spaces totaling 102, for a density of 4.3 spaces per 1,000 square feet. Also, noted in the front yard is a chain-link fenced, gravel-paved storage lot.

HIGHEST AND BEST USE

Highest and Best Use – The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.⁷

As if Vacant

Physically Possible Under the *Hypothetical Condition* of this appraisal the subject is a 2.25-acre separately identified parcel with density as allowed under its R-SC zoning. The parcel is located on Harriet Tubman Lane in the Columbia area with easy access to Route 32 via Cedar Lane. The subject site is approximately rectangular with access to public utilities. The subject is located in a residential area with surrounding properties including the Atholton High School to the north, detached residential and two religious facilities to the south. Abutting the subject to the rear or east is the Grassroots Crisis Center with 33-bed family and women's shelter and 18-bed men's shelter. Lands across Harriet Tubman Lane are currently being developed with a 24-lot townhouse project and similar residential development would be compatible with the subject site and surrounding land uses.

Legally Permissible The subject is zoned R-SC, Residential Single Cluster. Allowed uses include detached, zero lot-line, and attached dwellings with a maximum density is four units per acre with up to eight units per structure and minimum lot size of detached dwellings of 6,000 square feet. Based on the subject size the maximum lot yield is nine units and under the *Extraordinary Assumption* that there are no limitations to subject parcel accommodating the allowed density we have estimated a subject yield of nine lots.

Financially Feasible Following the 2007-08 recession residential development went through a long spell of lackluster performance stemming from higher unemployment and restrictive lending parameters as lenders grappled with failed

⁷ The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute

HIGHEST AND BEST USE (continued)

projects. With an improving economy, falling unemployment rate, and continued low mortgage interest rates, demand has improved and new projects are moving forward. With little inventory developed coming out of the recession and demand for new units rising, residential development has increased particularly in Howard County. Demand stems from its location in proximity to major employment centers and reputation for a good school system.

Maximally Profitable The most productive use of the subject as if vacant is residential subdivision.

As Improved

The subject is improved with a 23,758-square foot school building constructed in 1948. The subject suffers from incurable functional obsolescence stemming from its floor plan, outdated mechanical systems, and inefficient systems. Due to the construction of Atholton High School and the Crisis Center, the building is left to be supported by a 2.25-acre site, which is too small for a building of this size. Finally, the subject is residentially zoned with no allowed uses compatible with the design, age, and functional obsolescence noted. The improvements are functionally obsolete and are incompatible with any potential economic use. It is our opinion the building should be razed to allow the site to be put to its highest and best use as if vacant as a site for residential subdivision.

METHODS OF VALUATION

In estimating the Market Value of real estate there are three methods by which an estimate of value can be derived. They are the Cost, Direct Sales Comparison and Income Approaches. All three approaches find their basis in the principle of substitution, which is the premise that an informed individual would pay no more than what a comparable (property, site, improvement or rental) could be acquired for. The principle of substitution extends through all three approaches whether it is land, improved property, rentals or capitalization rates. Other principles of valuation are also utilized in a part of the methods used, such as the principles of anticipation, contribution, supply and demand, and change. A brief discussion of the methods employed in this report follows. The use of all three methods, or the omission of one or more of the methods, is dependent on the type of property being appraised as well as the availability of data.

Direct Sales Comparison Approach The Direct Sales Comparison Approach employs recent sales of similar improved properties and compares these properties to the subject. Comparable sales are analyzed in order to identify differences between the comparable and the subject. Both the subject and comparable are broken down into units of comparison (price per square foot, per net rentable area, front foot, etc.).

METHODS OF VALUATION (continued)

Adjustments for measurable differences are made and applied to the comparable, in effect adjusting the comparable to the subject and, therefore, indicating what the comparable would have sold for if it possessed both the physical and economic qualities of the subject property. The strength of this approach is that when adequate information is available, the Direct Sales Comparison Approach is straightforward and easily understood.

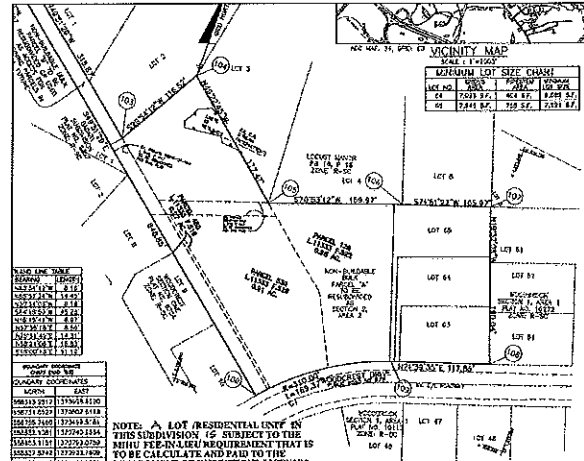
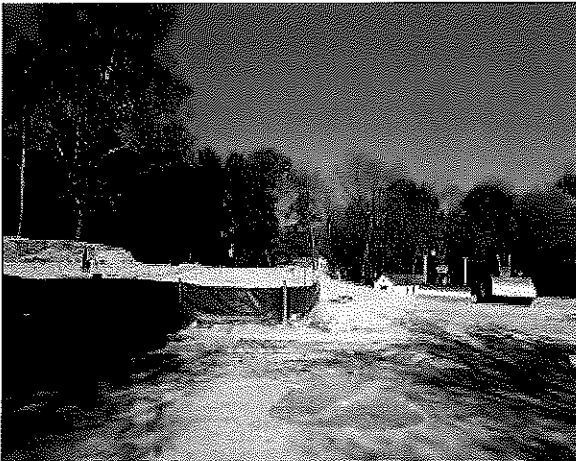
Cost Approach The Cost Approach is applied to the subject property by estimating the cost to reproduce the improvements, less depreciation if any, and adding the value of the site. As the subject, would be redeveloped under the highest and best use this approach is not applicable. However, the Cost Approach is used to estimate the approximate cost to raze the existing improvements.

Income Approach The Income Approach is omitted due to a lack of sufficient information and plans to formulate a meaningful development analysis by this approach.

DIRECT SALES
COMPARISON APPROACH

COMPARABLE SALE #1

Location: County: Market Area: Price: Deed Date: Deed Reference: Grantor: Grantee: Tax Account #: Map/Grid/Parcel: Zoning: Land Size: Land Description: Improvements: Comments: Confirmation:	6247 Woodcrest Drive Ellicott City, Maryland 21043 Howard Ellicott City \$800,000 January 27, 2016 16659/412 John R. Neighoff, et al Security Development LLC 01-174797, -174800, & -174789 37/14/126, 530, & 488 R-SC 2.14 acres Irregular, partially wooded site with access to public utilities Existing older dwelling of no significant value Grantee contracted as raw land at a rate of \$100,000 per lot and secured a total of 8 buildable lots; Grantor completed engineering & approvals prior to settlement; development costs estimated at \$60,000 per lot Deed, plats, Grantee
Price/acre: Price/unit	\$373,832 \$100,000



COMPARABLE SALE #2

Location: 9536 Whiskey Bottom Road
Laurel, Maryland 20723

County: Howard

Market Area: Laurel

Price: \$365,000

Deed Date: August 24, 2015

Deed Reference: 16400/369

Grantor: Estate of Joseph E. Loveless

Grantee: Kings Arms 6, LLC

Tax Account #: 06-450091

Map/Grid/Parcel: Map 47, Grid 22, Parcel 174

Zoning: R-SC

Land Size: 1.37 acres

Land Description: Rectangular site

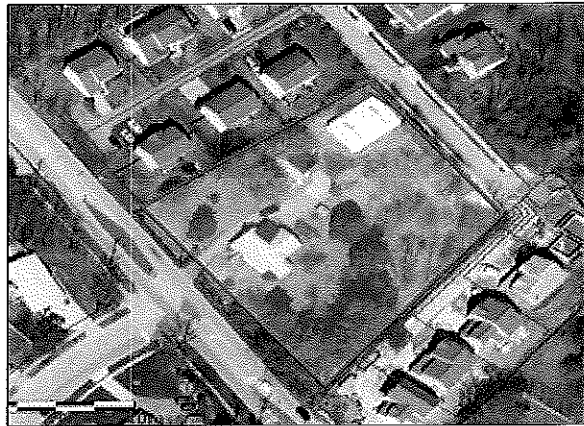
Improvements: Improved at time of sale with older dwelling removed by Grantee at estimated cost of \$10,000 per Grantee

Comments: Purchased as raw land with estimated yield of four units, ultimately able to secure five lots

Confirmation: Costar, tax and land records, Grantee

Price/acre: \$266,423

Price/unit: \$73,000



COMPARABLE SALE #3

Location: 7600 Grace Drive
Columbia, Maryland 21044

County: Howard

Market Area: Columbia

Price: \$26,000,000* (\$13,100,000 consideration reported on deed)
Property was under contract with Greenfield Partners who assigned the purchase agreement to Chesapeake Realty Partners.

Deed Date: 12/10/2015

Deed Reference: 16609/157

Grantor: W R Grace & Co

Grantee: Simpson Oaks CRP3 LLC

Tax Account #: 05-418984

Map/Grid/Parcel: 35/21/145

Zoning: CEF-R, Community Enhancement Floating District - Residential

Land Size: 57.797 acres

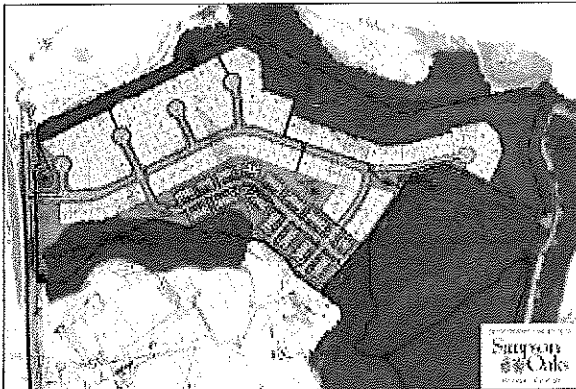
Land Description: Property is located north of Route 32, west of Rt 29 southwest of the Columbia business center. Property is rolling to hilly bordering Middle Patuxent River to the north. Access is from Grace Drive via Cedar Lane and within .75 miles +/- from the Cedar Lane interchange with Rt 32. Preliminary plans had been prepared with partial vesting secured for 184-unit project to include 103 single-family and 81 townhouses.

Improvements: Unimproved

Confirmation: Fraser Forbes Real Estate Services -Agent, Costar, tax and land records.

Price/acre: \$449,850

Price/unit \$141,304



COMPARABLE SALE #4

Location: 10905 Old Columbia Road
Laurel, Maryland 20723

County: Howard

Market Area: Maple Lawn / Fulton

Price: \$25,000,000

Deed Date: 3/6/2015

Deed Reference: 16052/240

Grantor: Mildred B. Price Family Living Trust

Grantee: Johns Hopkins University Applied Physics Laboratory

Tax Account #: 05-363810 & 05-383676

Map/Grid/Parcel: Map 41 Parcels 128 & 146

Zoning: RR-MXD-3

Land Size: 54.11 acres

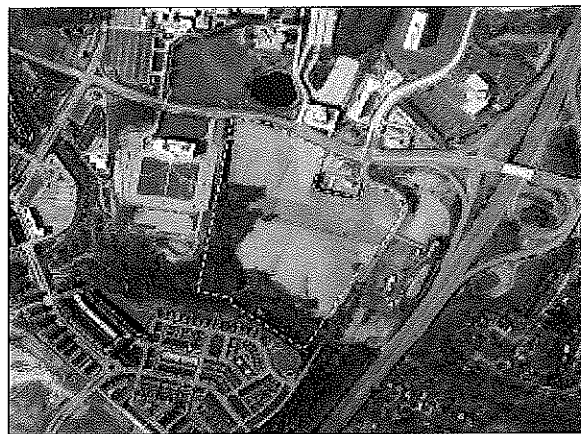
Land Description: Open gently rolling fields. Property is northeast of Maple Lawn, south of the JHU Applied Physics Lab and west of Rt 29. Costar reports the property was purchased for future expansion. Plans call for holding the property for at least 5 years before development will be considered.

Improvements: Unimproved

Confirmation: Costar, tax and land records, Grantee representative

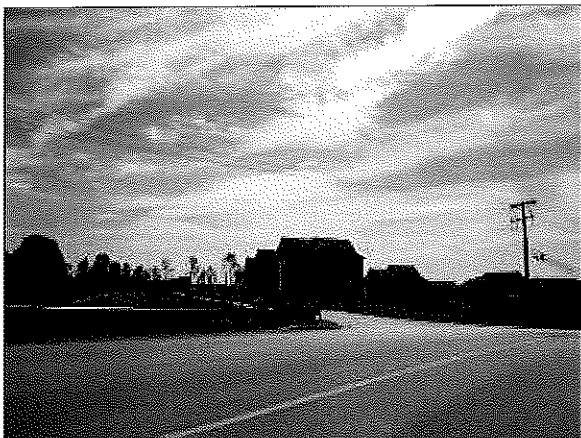
Price/acre: \$462,022

Price/unit: Minimum of \$154,321 depending on yield



COMPARABLE SALE #5

Location:	10010 Gorman Road Laurel, Maryland 20723
County:	Howard
Market Area:	Laurel
Price:	\$41,000,000
Plat Book:	5192
Deed Date:	6/20/2013
Deed Reference:	15037/381
Grantor:	10010 Gorman Road LLC
Grantee:	Beazer Homes USA, Inc.
Tax Account #:	06-405843
Map/Grid/Parcel:	Map 47 parcel 472
Zoning:	R-ED
Land Size:	124.16
Land Description:	127.5981 acres located northwest of I-95 and MD Rt 216. Property was partially vested for 220 residential units consisting of 171 single family detached and 49 townhomes. Complete entitlement required an additional year of county approvals before reaching record plat status. Total area of buildable lots is 43.4786 acres, 63.7399 acres of open space (50%) and 14.3796 acres of roadway.
Improvements:	Unimproved
Confirmation:	Fraser Forbes Real Estate Services, Costar, tax and land records
Price/acre:	\$330,219
Price/unit	\$186,364



COMPARABLE SALE #6

Location: Cedar Lane
Columbia, MD 21044

County: Howard

Market Area: Columbia

Price: \$9,000,000

Plat Book: 22093

Deed Date: January 5, 2011

Deed Reference: 12969/186

Grantor: Coate Properties, LLC

Grantee: Simpson Mill, LLC

Tax Account #: 05-346436, -439051, -362997, & -441013

Map/Grid/Parcel: 35/23/116, 258, & 476

Zoning: R-SA-8 (25.9 acres) & POR (3.42 acres)

Land Size: 29.32 Acres

Land Description: Wooded, sloping site with access to public utilities located just at interchange with Route 32, just west of Route 29

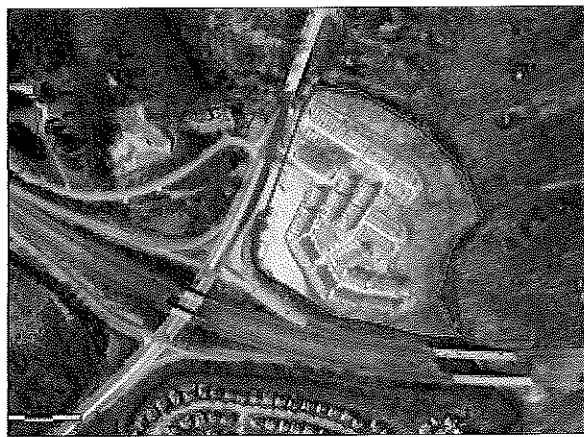
Improvements: Unimproved at time of sale, but site had tentative county approval for a 262-unit age-restricted plan including 136 attached dwellings, 112 senior garden apartments, and 14 over/under villas

Comments: Arms-length transaction with purchaser submitting a new development plan that was ultimately approved for 150 townhouse units

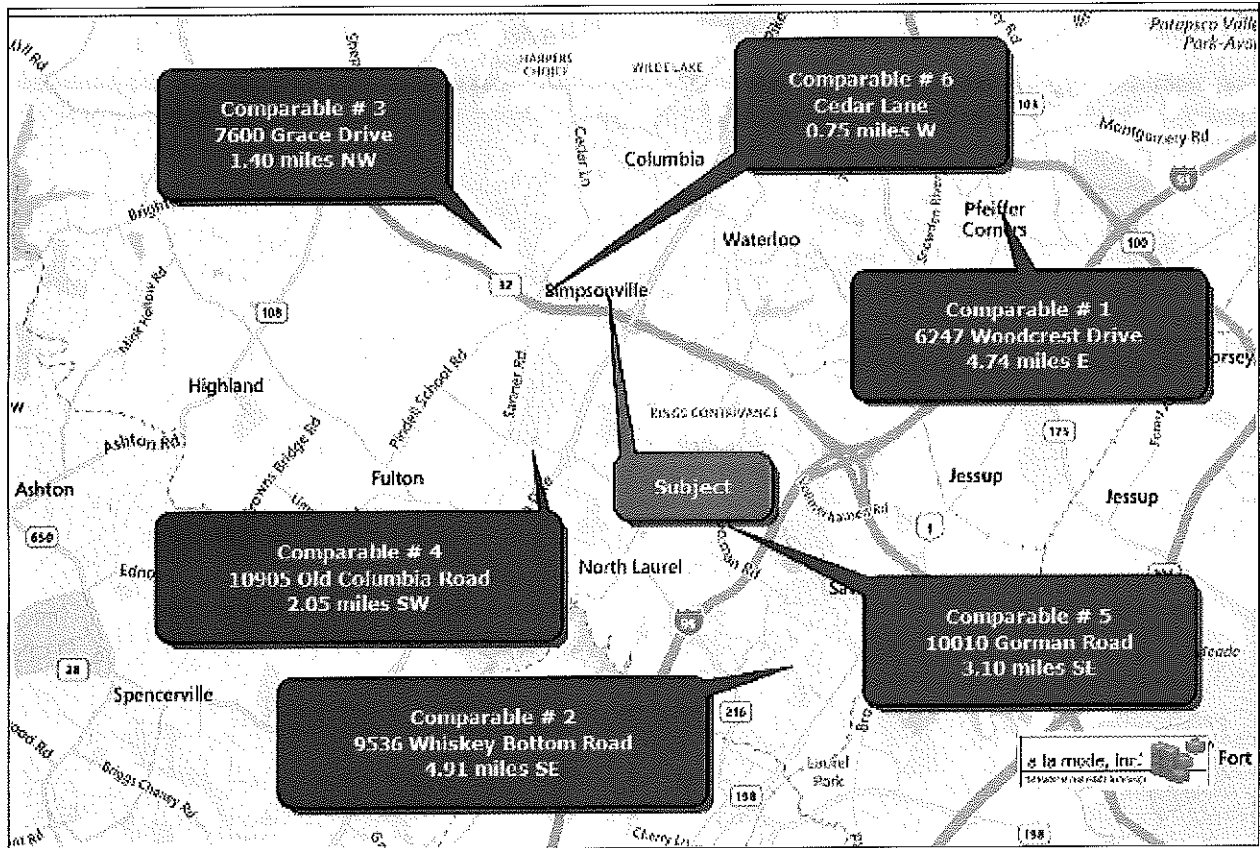
Confirmation: Tax Records, Deed, Grantee representative

Price/Acre: \$306,958

Price/Unit: \$60,000



COMPARABLE SALES MAP



DIRECT SALES COMPARISON ANALYSIS

	Subject	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5	Comparable #6
Location	Harnet Tulkman La Columbia, MD 21044	6247 Woodcrest Drive Elkott City, MD 21043	9536 Whiskey Bottom Road Laurel, MD 20723	7600 Grace Drive Columbia, MD 21044	10905 Old Columbia Road Laurel, MD 20723	10010 Gorman Road Laurel, MD 20723	Cedar Lane Columbia, MD 21044
Purchase Price	\$ 800,000	\$ 373,832	\$ 365,000	\$ 25,000,000	\$ 25,000,000	\$ 41,000,000	\$ 9,000,000
Date of Sale	Nov-16	Jan-16	Aug-15	Dec-15	Mar-15	Jun-13	Jan-11
Price/Unit & Price/Acre	\$ 100,000	\$ 373,832	\$ 73,000	\$ 141,304	Min of \$154,321	\$ 186,364	\$ 60,000
Imp Contribut Value							
Interest	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Size (Acres)	2.25	2.140	1.37	57,797	34,111	124,160	29,320
Zoning	R-SC	R-SC	R-SC	CEF-R	RR-MXD-3	RED	R-SA-8
Estimated Lot Yield	9	8	5	184	Max of 162	220	150
Conditions of Sale					Motivated Purchaser		
Market Conditions							
Adjusted Price	\$ 373,832	\$ 373,832	\$ 266,423	\$ 449,850	\$ 415,820	\$ 330,219	\$ 337,653
Area	Columbia	Elkott City	Laurel	Columbia	Maple Lawn	Laurel	Columbia
Develop Status	Raw	Raw	Raw	Entitlements	Raw	Entitlements	Part vested
Access & Exposure	Good	Good	Good	Good	Good	Good	Good
Topography	Level	Smiler	Rolling	Rolling	Rolling	Rolling	Rolling
Wooded/Cleared	Open	Partial Woods	Razing Req.	Wooded	Open	Wooded	Wooded
Utilities	Service area	Service area	Service area	Service area	Service area	Service area	Public
Lot Yield/acre	4.00	3.74	3.65	3.18	Max of 2.99	1.77	5.12
Net Adjustments							
Indicated Value per acre	\$ 287,005	\$ 299,066	\$ 301,058	\$ 359,880	\$ 332,656	\$ 346,730	\$ 287,005

Indicated Market Value per acre \$ 300,000
 Subject Assemblage size (Acres) 2.25
 Estimated Subject Assemblage Land Value \$ 675,000
 Demolition & Clearing Estimate \$ 165,000
 Estimated Subject Assemblage Market Value \$ 509,000
Rounded

Lowest Value Indicated \$ 287,005
 Highest Value Indicated \$ 359,880
 Average Adjusted Value \$ 321,066
 Median Adjusted Value \$ 316,857

DIRECT SALES COMPARISON APPROACH

In order to estimate the Market Value of the subject land by the Sales Comparison Approach, sales of similar parcels were identified and analyzed and then compared to the subject. Our research focused on properties that are recent transfers of larger sites intended for residential or mixed-use development in Howard County.

Comparable #1, 6247 Woodcrest Drive, is a 2016 sale of a 2.14-acre, R-SC zoned site located in the Ellicott City area. The site is in an established residential neighborhood off Route 108 near Route 100 and I-95. The purchaser secured development approval prior to closing and the rate is adjusted to reflect this status at closing.

The second comparable at 9536 Whiskey Bottom Road is a 2015 sale of a 1.37-acre site zoned R-SC that was improved with an older dwelling. The purchaser removed the dwelling at a reported estimated cost of \$10,000 and was successful in securing approval for a five-lot subdivision plan after closing. The rate of this sale is adjusted to reflect the subject location in Columbia and for the added demolition costs noted at the comparable.

Comparable #3, 7600 Grace Drive, is an unimproved 57.797-acre portion of the W.R. Grace campus located 1.4 miles west of the subject in the Columbia area. The property was acquired by a developer after securing a zoning change and approval for 103 single-family and 81-townhouse building lots. The rate per acre of this sale is adjusted to reflect the partial approval of the proposed subdivision plan.

Comparable #4, 10905 Old Columbia Road, is located in the Maple Lawn area in southwest Howard County, 2.05 miles southwest from the subject. This unimproved parcel is located at the edge of high-density townhouse development and across the street from the Johns Hopkins Applied Physics Laboratory campus. The property is ideally located for residential development but was acquired by Johns Hopkins with current plans to hold for future development. With no other options for future expansion the purchaser and particular motivation and we have adjusted the rate to reflect this condition of the sale. The rate is also adjusted to reflect the comparable's Maple Lawn location.

The fifth comparable, 10010 Gorman Road, located 3.1 miles south of the subject was partially vested for 220 residential units consisting of 171 single family detached and 49 townhomes as of the June 2013 transfer. The location of this sale is similar and the rate is adjusted to reflect the level of development approval completed prior to the sale and for the higher lot density (4.0 units/acre versus 1.77 units per acre) potentially available at the subject.

DIRECT SALES COMPARISON APPROACH (continued)

The sixth comparable, Cedar Lane, is located just west of the subject at Harriet Tubman Lane and transferred with an approved plan for an age-restricted project that was abandoned in favor of a lower density townhouse project by the Grantee. The rate of this sale is adjusted for changing market conditions since January of 2011. While engineering from the prior plan was of assistance in securing the new plan, the status was considered less advanced than other comparables with pending or final approval secured and the rate is adjusted. The rate is also adjusted to reflect the higher lot yield noted at the comparable.

The adjusted values range from \$287,005 to \$359,880 per acre with an average of \$321,066 and a median of \$316,857. Comparables #1 and #2 are the most similar sales in size and zoning with Comparable #1 also be the most recent. These sales are given primary emphasis in our estimate of subject value per acre of \$300,000. This rate is applied to the subject's 2.25 acres to yield an estimate of land value as if vacant of \$675,000.

Demolition Costs

The highest and best use of the property is to raze the existing building to allow for redevelopment of the site. The cost of this work will reduce the proceeds to the buyer if the site were to be sold cleared and the sales price would be reduced if this expense were passed through in a transaction. Therefore, we have adjusted our estimate of Market Value, as if cleared, by an estimate of demolition costs.

We have estimated the building demolition by citing Marshall and Swift Cost Valuation Service published costs estimates and have also referenced the razing and clearing costs experienced at similar properties in the Baltimore metro area.

The estimates are limited to published cost data and several comparable demolition projects and do not have the same level of reliability as obtaining formal demolition bids after sufficient study is made by a demolition contractor with familiarity of federal, state and local laws and regulations and geared specifically to the subject property. The demolition cost estimate does not include Hazmat abatement, if required, which requires further analysis by experts in field.

Marshall and Swift Cost Valuation Service - The subject improvements consist of a circa 1948's elementary school with an estimated size of 23,758 square feet. Construction includes masonry is classified as a Class C structure under the M & S building definitions. The published rate for this type of construction is from \$4.18 to \$6.23 per square foot. This rate includes hauling, which may not be a significant factor if onsite recycling is available but the cost of grinding the debris would likely offset much of the savings. Dumping fees are not included. Based on this rate we use a base rate of the range \$6.00

DIRECT SALES COMPARISON APPROACH (continued)

then adjusted for current (0%) and local (1%) market conditions to yield a current subject rate of \$6.06 per square foot; rounded to \$6.10 per square foot. A 10% overhead fee has been added to reflect management of the process to arrive at a current overall demolition rate of \$6.67 per square foot.

In 2007 a two-story masonry office/research facility on Taylor Avenue in Baltimore County was removed and crushed on site for use as fill for \$450,000, or \$2.66/SF. This rate was described as being net of environmental issues and was discounted for onsite disposal which may not be an option due to the limited subject site size.

Washington Carver High School in the Towson area of Baltimore County was constructed as a junior high school approximately the same general period as the subject was demolished 2013-14. Demolition cost estimates in 2008 budgeted \$850,000 for the 170,000-square foot building (\$5.00 per square foot).

We have adjusted these rates for changing market conditions at a 2% annual rate and the resulting range of rates and the average are as shown. Additionally, DemolitionConnection.com lists a budget rate between \$4.00 and \$8.00 for 10,000 office or warehouse structures. Based on this range, the *Marshall and Swift Cost Valuation Service* rate, and the two cases noted in the subject market we have estimated a subject demolition budget based on a rate of \$7.00 per square foot. This rate is reflective of the subject construction type and size and applied to the 23,758-square foot size yields an estimate of \$166,306; rounded to \$166,000.

Source:	Marshall & Swift	1400 Taylor Ave	Washington Carver High School
Time Period	2016	2008	2007
SF Rate	\$ 6.67	\$ 2.66	\$ 5.00
Market Condition	2%	2%	2%
Indicated Rate	\$ 6.67	\$3.14	\$6.02
Average	\$ 5.28		
Estimated Rate =	\$ 6.75		
Improvement Size	23,758		
	\$ 7.00		
Demolition Rate/SF	\$ 166,306		
<i>Rounded</i>	\$ 166,000		

Deducting the demolition budget from the value of the subject as if vacant yields a value of the subject "as is" as shown here:

Indicated Market Value per acre	\$ 300,000
Subject Assemblage size (Acres)	2.25
Estimated Subject Assemblage Land Value	675,000
Demolition & Clearing Estimate	\$ 166,000
Estimated Subject Assemblage Market Value	\$ 509,000
<i>Rounded</i>	\$ 509,000

RECONCILIATION OF
FINAL VALUE ESTIMATE

RECONCILIATION OF FINAL VALUE ESTIMATE

Reconciliation is the process of evaluating related conclusions and facts into a final estimate of value. The appraiser weighs the strengths and weaknesses of each approach to value estimation and gives the greatest consideration and reliance on the approach, which, in his professional judgment, best approximates the Market Value in the appraisal.

The subject's highest and best use is for the existing improvements to be razed and the site developed with a single family residential subdivision. In this situation, the Cost Approach is not viable and has not been developed. The Income Approach is omitted due to a lack of sufficient information and plans to formulate a meaningful development analysis by this approach. Market data was compiled and analyzed and was of sufficient quantity and quality to justify reliance on the Sales Comparison approach. Sales data used were arms length transactions, located in the subject market area and were considered similar to the subject property.

We have therefore given emphasis to the Direct Sales Comparison Approach to support our estimate of value. After consideration of the facts presented in this report, it is the opinion of the appraisers that the Market Value of the subject real property and the consequent value of the proposed taking are estimated as of November 4, 2016 to be:

FIVE HUNDRED NINE THOUSAND DOLLARS (\$509,000.00)

This appraisal is completed under the *Hypothetical Condition* that the subject is a 2.25-acre separately identified parcel with density as allowed under its R-SC zoning.

The appraisal is also made under the following *Extraordinary Assumptions*:

- that there are no limitations to subject parcel accommodating the allowed density.
- that there are no hazardous materials, including asbestos, in the existing structure as of the effective date.

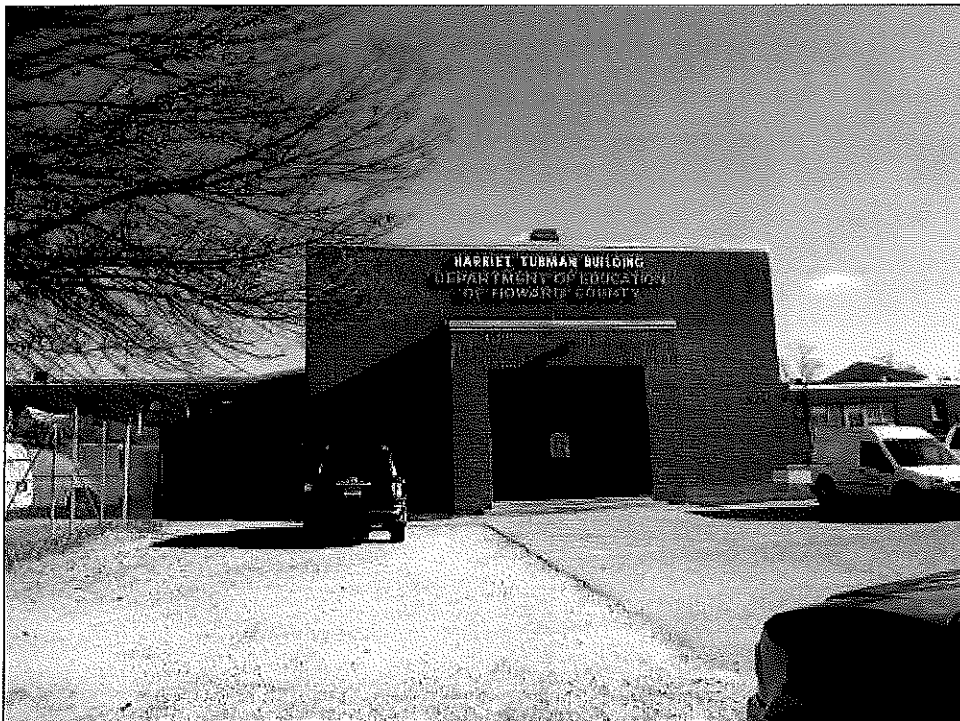
The use of *Extraordinary Assumptions* and/or *Hypothetical Conditions* might have affected the assignment results.

ADDENDA

SUBJECT PHOTOGRAPHS



Subject front elevation looking northeast



Front elevation



Rear elevation looking west



Subject roof showing HVAC equipment
looking north towards Atholton High School



Subject hallway



Typical office area



Boiler Room



Storage room in original auditorium



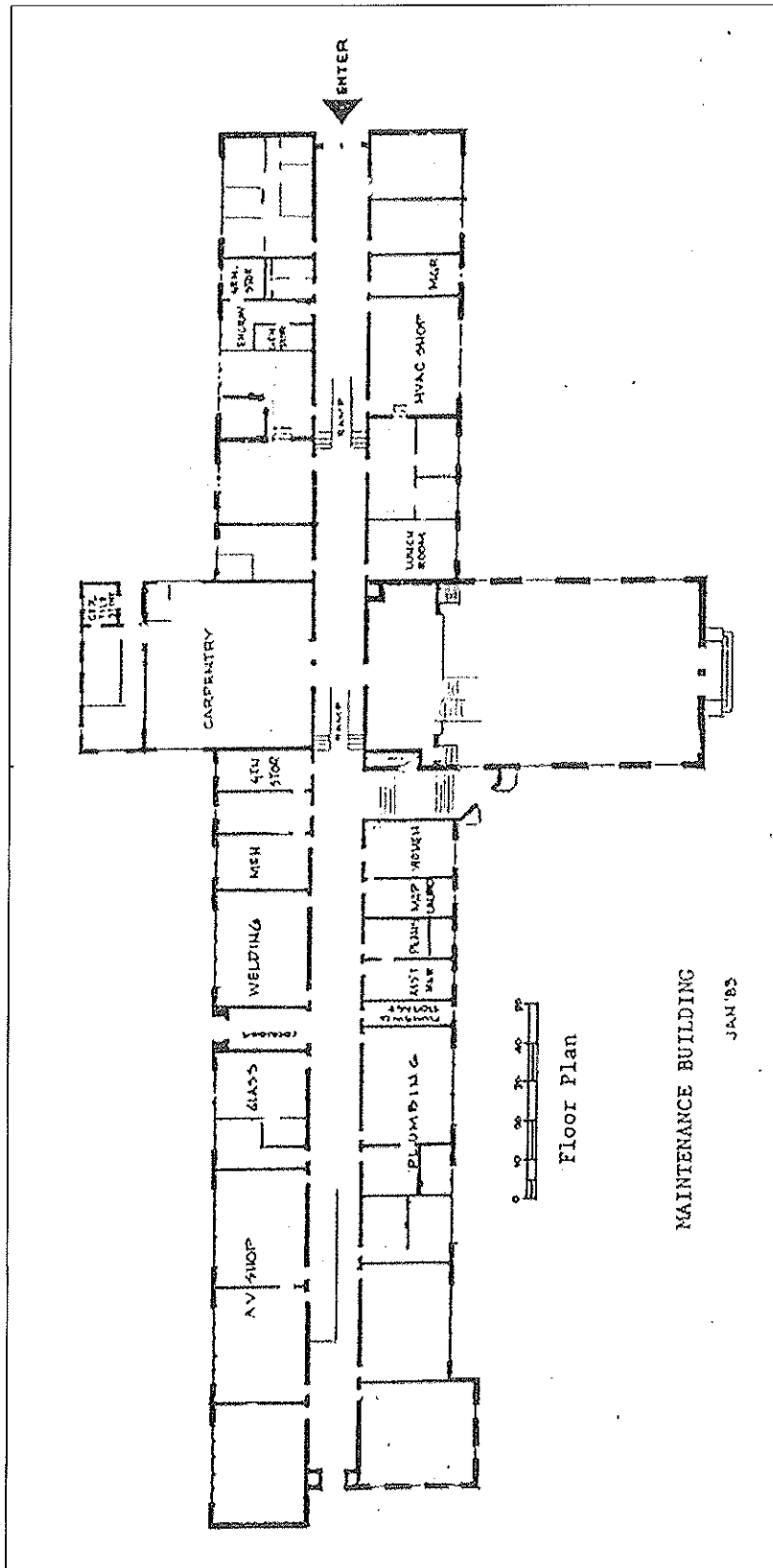
Spray booth in paint room



Street scene at subject looking north on Harriet Tubman Lane

SUBJECT TAX MAP





MAINTENANCE BUILDING

JAN '83

SUBJECT ZONING MAP



SUBJECT ZONING DESCRIPTION

10/13/2016

Howard County, MD Zoning

SECTION 110.0: - R-SC (Residential: Single Cluster) District

A. Purpose

The R-SC District is established to provide the opportunity for clustering of single-family detached and attached dwellings to promote sensitive use for the land as well as to provide compatibility with other residential districts.

B. Uses Permitted as a Matter of Right

1. One single-family detached dwelling unit per lot.
2. One zero lot line dwelling unit per lot.
3. Single-family attached dwelling units.
4. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.D.
5. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
6. Convents and monasteries used for residential purposes.
7. Government structures, facilities and uses, including public schools and colleges.
8. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and liens which govern and provide financial support for operations of the facilities.
9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2 and 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
13. Volunteer fire departments.

C. Accessory Uses

https://www.municode.com/library/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S110.0RESICLDI

1/6

The following are permitted accessory uses in the R-SC District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory structures are subject to the requirements for Section 128.0.A.
2. Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a. The area of the lot is at least 12,000 square feet;
 - b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,
 - c. The accessory apartment shall have no more than two bedrooms.
3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
5. Home occupations, subject to the requirements of Section 128.0.C.
6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
7. Parking:
 - a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and

- b. One boat with a length of 20 feet or less.
- 9. Farm stand, subject to the requirements of Section 128.0.I.
- 10. Small Wind Energy System, building mounted, on single-family detached dwellings and non-residential structures only, subject to the requirements of Section 128.0.L.
- 11. Snowball stands, subject to the requirements of Section 128.0.D.
- 12. Accessory Solar Collectors.
- 13. Residential chicken keeping, subject to the requirements of Section 128.0.D.

D. Bulk Regulations

(Also see Section 128.0.A, Supplementary Bulk Regulations, and 128.0.G, Alternative Regulations for Traditional Residential Neighborhoods.)

- 1. The following maximum limitations shall apply:
 - a. Height
 - (1) Principal structure34 feet
However, the maximum height for single-family attached dwellings with gable, hip or gambrel roofs shall be40 feet
 - (2) Accessory structures15 feet
 - b. Lot coverage for structures within single-family attached projects developed with one dwelling unit per lot60%
 - c. Density4.0
dwelling units per net acre
 - d. Units per structure—single-family attached dwelling
units8 units
per structure
 - e. Building length—single-family attached120 feet
However, the Director of the Department of Planning and Zoning may approve a greater length, up to a maximum of 200 feet, based on a determination that the design of the building will mitigate the visual impact of the increased length.
- 2. Minimum lot size—single-family detached dwellings6,000 sq. ft.
- 3. Minimum lot width at building restriction line single-family detached dwellings60 feet
- 4. Minimum setback requirements
 - a. From arterial or collector public street right-of-way
 - (1) Structures
 - (a) Front or side30 feet
 - (b) Rear
 - (i) Accessory structures on single-family detached lot10 feet

- (ii) Other50 feet
- (2) Uses (other than structures) in all development projects except single-family detached30 feet
- b. From other public street right-of-way
 - (1) Structures
 - (a) Front or side20 feet
 - (b) Rear
 - (i) Accessory structures on single-family detached lot10 feet
 - (ii) Other40 feet
 - (2) Uses (other than structures) excluding uses in single-family detached development projects and parking for single-family attached dwellings20 feet
- c. From vicinal properties—for all structures and uses in single-family attached development projects
 - (1) From an RC, RR, R-ED, R-20, or R-12 District or a single-family detached area of a PGCC, NT or MXD District
 - (a) Dwellings75 feet
 - (b) Other structures and uses50 feet
 - (2) From any other zoning district or, if land adjacent to project is zoned R-SC, from the project boundary
 - (a) Dwellings50 feet
 - (b) Other structures and uses20 feet
 - (3) If another residential zoning district is separated from the R-SC District by a public street, only the setbacks from the public street right-of-way apply.
- d. From lot lines
 - (1) Structures in all development projects except single-family attached
 - (a) Front20 feet
 - (b) Side
 - (i) Development other than zero lot line7.5 feet
 - (ii) Zero lot line development0 feet
 - A minimum of 15 feet must be provided between residential structures
 - (c) Rear
 - (i) Principal structure30 feet
 - (ii) Accessory structure10 feet
 - (2) Uses (other than structures) in all development projects except single-family detached or attached20 feet

5. Minimum distances between single-family attached buildings, or between single-family attached buildings and single-family detached dwellings:
 - a. Face to face30 feet
 - b. Face to side/Rear to side30 feet
 - c. Side to side15 feet
 - d. Rear to rear60 feet
 - e. Rear to face100 feet

E. Moderate Income Housing Units

At least 10% of the dwellings in each R-SC development shall be Moderate Income Housing Units. Multi-plex units that are comparable in size to surrounding dwellings are permitted on a single-family detached lot.

F. Density Exchange for Neighborhood Preservation Parcels

Sending parcel for Neighborhood Preservation:

A parcel qualifying with the criteria for residential infill development as defined in Section 16.108(b) of the Subdivision and Land Development Regulations or parcels principally used for a Swimming Pool, Community, as defined in of the Zoning Regulations may be sending parcels for neighborhood preservation in accordance with the requirements of Section 128.0.K of the Zoning Regulations.

Receiving Parcel for Neighborhood Preservation:

A parcel may be developed as a receiving parcel in association with Neighborhood Preservation Parcel sending parcels at a bonus of up to 10% more dwelling units than would be achievable based on net density of 3 dwelling units per net acre, in accordance with Section 128.0.K requirements.

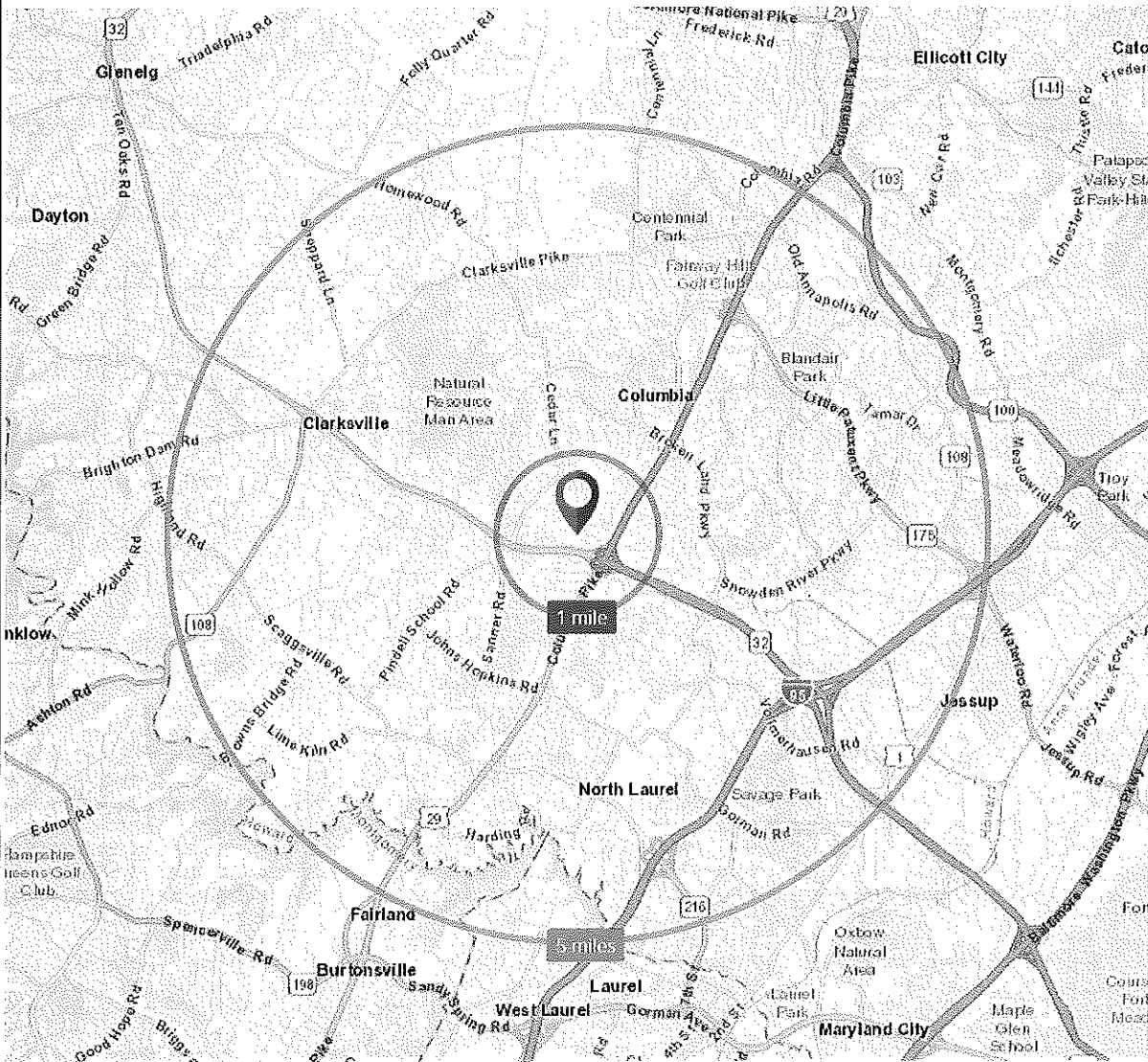
G. Other Provisions

1. On a lot or group of contiguous lots in the R-SC District with a combined total lot area of less than 100,000 square feet, uses permitted in the R-12 District may be developed pursuant to the bulk regulations and other provisions of the R-12 District.
2. A zero lot line dwelling unit may be located on the property line provided that no part of the building shall protrude onto the adjoining lot, and provided that at the time of recordation of the Final Subdivision Plan, easements shall be recorded to permit access to the adjoining lot for purposes of maintenance to the side of any zero lot line dwelling which faces a side yard of less than seven and one-half feet. Further, a maintenance agreement shall be included in the deed where appropriate.

H. Conditional Uses

Conditional Uses in the R-SC District are subject to the detailed requirements for Conditional Uses given in Section 131.0. For the list of permitted Conditional Uses, refer to the chart in Section 131.0.

Site Map



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RING: 1 MILE

Demographic & Income Profile

SUMMARY	CENSUS 2010	2016	2021
Population	6,020	6,765	7,491
Households	2,181	2,450	2,709
Families	1,614	1,787	1,961
Average Household Size	2.64	2.66	2.67
Owner Occupied Housing Units	1,694	1,830	2,036
Renter Occupied Housing Units	487	620	673
Median Age	47.3	48.9	50.3

TRENDS: 2016 - 2021 ANNUAL RATE	AREA	STATE	NATIONAL
Population	2.06%	0.84%	0.84%
Households	2.03%	0.75%	0.79%
Families	1.88%	0.68%	0.72%
Owner HHs	2.16%	0.77%	0.73%
Median Household Income	1.18%	1.96%	1.89%

HOUSEHOLDS BY INCOME	2016		2021	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	56	2.3%	66	2.4%
\$15,000 - \$24,999	84	3.4%	83	3.1%
\$25,000 - \$34,999	60	2.4%	50	1.8%
\$35,000 - \$49,999	97	4.0%	87	3.2%
\$50,000 - \$74,999	172	7.0%	129	4.8%

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HOUSEHOLDS BY INCOME	2016		2021	
	NUMBER	PERCENT	NUMBER	PERCENT
\$75,000 - \$99,999	243	9.9%	247	9.1%
\$100,000 - \$149,999	564	23.0%	650	24.0%
\$150,000 - \$199,999	530	21.6%	647	23.9%
\$200,000+	643	26.3%	749	27.7%
Median Household Income	\$143,489		\$152,132	
Average Household Income	\$176,533		\$188,641	
Per Capita Income	\$64,964		\$69,088	

POPULATION BY AGE	CENSUS 2010		2016		2021	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	254	4.2%	273	4.0%	305	4.1%
5 - 9	355	5.9%	368	5.4%	364	4.9%
10 - 14	442	7.3%	456	6.7%	455	6.1%
15 - 19	448	7.4%	472	7.0%	484	6.5%
20 - 24	236	3.9%	299	4.4%	284	3.8%
25 - 34	339	5.6%	429	6.3%	550	7.3%
35 - 44	689	11.4%	697	10.3%	757	10.1%
45 - 54	1,070	17.8%	1,077	15.9%	1,083	14.5%
55 - 64	995	16.5%	1,203	17.8%	1,317	17.6%
65 - 74	514	8.5%	737	10.9%	955	12.7%
75 - 84	355	5.9%	396	5.9%	539	7.2%
85+	323	5.4%	356	5.3%	400	5.3%

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RING: 1 MILE

Market Profile

HOUSING UNIT SUMMARY	2010	2016	2021
Housing Units	2,295	2,567	2,831
Owner Occupied Housing Units	73.8%	71.3%	71.9%
Renter Occupied Housing Units	21.2%	24.2%	23.8%
Vacant Housing Units	5.0%	4.6%	4.3%
Median Home Value		\$521,512	\$526,765
Per Capita Income		\$64,964	\$69,088
Median Age	47.3	48.9	50.3

OWNER OCCUPIED HOUSING UNITS BY VALUE	2016	2021
Total	1,830	2,036
<\$50,000	1.4%	0.8%
\$50,000 - \$99,999	0.0%	0.0%
\$100,000 - \$149,999	0.3%	0.1%
\$150,000 - \$199,999	0.3%	0.1%
\$200,000 - \$249,999	1.3%	0.7%
\$250,000 - \$299,999	1.3%	0.7%
\$300,000 - \$399,999	16.5%	18.9%
\$400,000 - \$499,999	25.3%	24.2%
\$500,000 - \$749,999	41.9%	41.7%
\$750,000 - \$999,999	10.5%	11.4%
\$1,000,000 +	1.2%	1.3%
Average Home Value	\$548,074	\$556,287

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POPULATION BY SEX	2010	2016	2021
Males	2,868	3,253	3,604
Females	3,152	3,512	3,887
POPULATION 15+ BY MARITAL STATUS			2016
Total			5,667
Never Married			23.1%
Married			67.0%
Widowed			5.1%
Divorced			4.8%
CIVILIAN POPULATION 16+ IN LABOR FORCE			2016
Civilian Employed			95.9%
Civilian Unemployed			4.1%
EMPLOYED POPULATION 16+ BY INDUSTRY			2016
Total			3,694
Agriculture/Mining			0.0%
Construction			3.2%
Manufacturing			2.5%
Wholesale Trade			1.4%
Retail Trade			6.1%
Transportation/Utilities			2.9%
Information			2.2%
Finance/Insurance/Real Estate			7.3%
Services			61.9%
Public Administration			12.5%
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EMPLOYED POPULATION 16+ BY OCCUPATION

2016

Total	3,694
White Collar	86.3%
Management/Business/Financial	24.4%
Professional	45.5%
Sales	9.1%
Administrative Support	7.3%
Services	10.6%
Blue Collar	3.2%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	0.5%
Installation/Maintenance/Repair	0.9%
Production	1.1%
Transportation/Material Moving	0.7%

HOUSEHOLDS BY TYPE

Total	2,181	100%
Households with 1 Person	521	23.9%
Households with 2+ People	1,660	76.1%
Family Households	1,614	74.0%
Husband-wife Families	1,426	65.4%
With Own Children	608	27.9%
Other Family (No Spouse Present)	188	8.6%
With Own Children	86	3.9%
Nonfamily Households	46	2.1%
All Households with Children	744	34.1%
Multigenerational Households	80	3.7%
Unmarried Partner Households	55	2.6%
Male-female	43	2.0%
Same-sex	12	0.6%

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HOUSEHOLDS BY TYPE

Average Household Size 2.64

FAMILY HOUSEHOLDS BY SIZE

Total	2,180
1 Person	23.9%
2 People	31.8%
3 People	17.0%
4 People	16.8%
5 People	6.3%
6 People	2.6%
7+ People	1.6%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	4,898
Less than 9th Grade	0.7%
9th - 12th Grade, No Diploma	2.8%
High School Graduate	10.4%
GED/Alternative Credential	1.0%
Some College, No Degree	13.4%
Associate Degree	4.8%
Bachelor's Degree	30.3%
Graduate/Professional Degree	36.8%

RING: 1 MILE

Tapestry

TOP TAPESTRY SEGMENTS	PERCENT	SUMMARY DEMOGRAPHIC	2016	2021
1. <u>Urban Chic (2A)</u>	37.1%	Population	6,765	7,491
2. <u>Top Tier (1A)</u>	21.2%	Households	2,450	2,709
3. <u>Exurbanites (1E)</u>	17.8%	Families	1,787	1,961
4. <u>Golden Years (9B)</u>	16.2%	Median Age	48.9	50.3
5. <u>Savvy Suburbanites (1D)</u>	7.7%	Median Household Income	\$143,489	\$152,132

	SPENDING POTENTIAL INDEX	AVERAGE AMOUNT SPENT	TOTAL
Apparel and Services	220	\$4,424.93	\$10,841,071
Men's	224	\$900.40	\$2,205,968
Women's	226	\$1,548.08	\$3,792,790
Children's	196	\$631.18	\$1,546,393
Footwear	215	\$921.25	\$2,257,052
Watches & Jewelry	239	\$247.44	\$606,237
Apparel Products and Services (1)	245	\$176.58	\$432,631
Computer			
Computers and Hardware for Home Use	230	\$397.86	\$974,767
Portable Memory	221	\$10.40	\$25,472
Computer Software	223	\$28.89	\$70,769
Computer Accessories	235	\$41.76	\$102,303
Entertainment & Recreation	223	\$6,512.90	\$15,956,602
Fees and Admissions	268	\$1,549.43	\$3,796,101
Membership Fees for Clubs (2)	276	\$527.69	\$1,292,844
Fees for Participant Sports, excl. Trips	264	\$235.79	\$577,678

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	SPENDING POTENTIAL INDEX	AVERAGE AMOUNT SPENT	TOTAL
Tickets to Theatre/Operas/Concerts	281	\$148.25	\$363,213
Tickets to Movies/Museums/Parks	235	\$156.09	\$382,417
Admission to Sporting Events, excl. Trips	257	\$137.14	\$335,996
Fees for Recreational Lessons	278	\$342.93	\$840,177
Dating Services	223	\$1.54	\$3,776
TV/Video/Audio	204	\$2,452.26	\$6,008,034
Cable and Satellite Television Services	201	\$1,799.59	\$4,408,995
Televisions	215	\$235.99	\$578,177
Satellite Dishes	191	\$2.79	\$6,839
VCRs, Video Cameras, and DVD Players	216	\$17.50	\$42,877
Miscellaneous Video Equipment	172	\$13.25	\$32,472
Video Cassettes and DVDs	200	\$37.03	\$90,726
Video Game Hardware/Accessories	186	\$47.72	\$116,902
Video Game Software	183	\$25.22	\$61,785
Streaming/Downloaded Video	214	\$38.85	\$95,174
Rental of Video Cassettes and DVDs	201	\$32.90	\$80,612
Installation of Televisions	212	\$1.95	\$4,778
Audio (3)	233	\$190.92	\$467,750
Rental of TV/VCR/Radio/Sound Equipment	138	\$1.81	\$4,435
Repair of TV/Radio/Sound Equipment	257	\$6.74	\$16,512
Pets	216	\$1,156.06	\$2,832,335
Toys/Games/Crafts/Hobbies (4)	205	\$234.23	\$573,871
Recreational Vehicles and Fees (5)	233	\$250.96	\$614,848
Sports/Recreation/Exercise Equipment (6)	225	\$371.71	\$910,683
Photo Equipment and Supplies (7)	232	\$127.60	\$312,618
Reading (8)	231	\$302.67	\$741,553
Live Entertainment for Catered Affairs	245	\$26.41	\$64,710
Rental of Party Supplies for Catered Affairs	275	\$41.57	\$101,847
Food	208	\$16,795.14	\$41,148,094

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	SPENDING POTENTIAL INDEX	AVERAGE AMOUNT SPENT	TOTAL
Food at Home	204	\$10,144.57	\$24,854,191
Bakery and Cereal Products	202	\$1,361.20	\$3,334,948
Meats, Poultry, Fish, and Eggs	199	\$2,211.96	\$5,419,304
Dairy Products	204	\$1,081.49	\$2,649,653
Fruits and Vegetables	211	\$2,021.16	\$4,951,842
Snacks and Other Food at Home (10)	203	\$3,468.75	\$8,498,445
Food Away from Home	215	\$6,650.57	\$16,293,902
Alcoholic Beverages	231	\$1,185.68	\$2,904,912
Financial			
Value of Stocks/Bonds/Mutual funds	279	\$20,899.52	\$51,203,814
Value of Retirement Plans	275	\$71,952.10	\$176,282,640
Value of Other Financial Assets	234	\$2,642.18	\$6,473,329
Vehicle Loan Amount excluding Interest	196	\$4,768.76	\$11,683,468
Value of Credit Card Debt	222	\$1,268.32	\$3,107,373
Health			
Nonprescription Drugs	217	\$269.16	\$659,440
Prescription Drugs	204	\$853.03	\$2,089,924
Eyeglasses and Contact Lenses	224	\$200.52	\$491,265
Home			
Mortgage Payment and Basics (11)	250	\$21,453.30	\$52,560,596
Maintenance and Remodeling Services	249	\$4,373.28	\$10,714,526
Maintenance and Remodeling Materials (12)	207	\$751.63	\$1,841,493
Utilities, Fuel, and Public Services	204	\$9,936.46	\$24,344,328
Household Furnishings and Equipment			
Household Textiles (13)	229	\$199.24	\$488,142
Furniture	226	\$1,112.57	\$2,725,806
Rugs	259	\$63.31	\$155,115
Major Appliances (14)	230	\$650.25	\$1,593,107
Housewares (15)	218	\$182.09	\$446,126
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	SPENDING POTENTIAL INDEX	AVERAGE AMOUNT SPENT	TOTAL
Small Appliances	219	\$103.03	\$252,426
Luggage	258	\$23.84	\$58,406
Telephones and Accessories	199	\$141.48	\$346,629
Household Operations			
Child Care	228	\$963.88	\$2,361,510
Lawn and Garden (16)	242	\$987.69	\$2,419,851
Moving/Storage/Freight Express	229	\$145.31	\$356,012
Housekeeping Supplies (17)	209	\$1,471.06	\$3,604,105
Insurance			
Owners and Renters Insurance	214	\$989.52	\$2,424,320
Vehicle Insurance	208	\$2,326.76	\$5,700,572
Life/Other Insurance	241	\$996.55	\$2,441,552
Health Insurance	216	\$7,288.48	\$17,856,767
Personal Care Products (18)	216	\$935.85	\$2,292,836
School Books & Supplies for College	215	\$136.57	\$334,595
School Books & Supplies for Elementary/High School	201	\$41.29	\$101,152
School Books & Supplies for Vocational/Technical School	182	\$2.39	\$5,861
School Books & Supplies for Preschool/Other Schools	244	\$5.83	\$14,292
Other School Supplies	230	\$176.73	\$432,991
Smoking Products	161	\$660.29	\$1,617,701
Transportation			
Payments on Vehicles excluding Leases	196	\$4,084.05	\$10,005,911
Gasoline and Motor Oil	194	\$5,971.26	\$14,629,593
Vehicle Maintenance and Repairs	216	\$2,234.34	\$5,474,133
Travel			
Airline Fares	268	\$1,223.01	\$2,996,365
Lodging on Trips	259	\$1,201.76	\$2,944,302
Auto/Truck Rental on Trips	265	\$63.56	\$155,728
Food and Drink on Trips	248	\$1,089.09	\$2,668,275
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	SPENDING POTENTIAL INDEX	AVERAGE AMOUNT SPENT	TOTAL
Financial			
Value of Stocks/Bonds/Mutual funds	279	\$20,899.52	\$51,203,814
Value of Retirement Plans	275	\$71,952.10	\$176,282,640
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Nonprescription Drugs	217	\$269.16	\$659,440
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	SPENDING POTENTIAL INDEX	AVERAGE AMOUNT SPENT	TOTAL
Insurance			
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Vehicle Insurance	208	\$2,326.76	\$5,700,572
Life/Other Insurance	241	\$996.55	\$2,441,552
Health Insurance	216	\$7,288.48	\$17,856,767
Personal Care Products (18)	216	\$935.85	\$2,292,836
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SUBJECT TAX RECORD

Account Identifier:		District - 05 Account Number - 375924							
<i>Owner Information</i>									
Owner Name:		BOARD OF EDUCATION HO CO FORMERLY HARRIETT TUBMAN				Use: Principal Residence:		EXEMPT COMMERCIAL NO	
Mailing Address:		MAINTENANCE SHOP 10910 CLARKSVILLE PK ELLCOTT CITY MD 21042-				Deed Reference:		/00201/ 00296	
<i>Location & Structure Information</i>									
Premises Address:		8045 GUILFORD RD COLUMBIA 21044-0000				Legal Description:		19.865 A 8045 GUILFORD RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0035	0024	0292		0000				2017	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		102			
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						19.8600 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
<i>Value Information</i>									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2014		As of 07/01/2016		As of 07/01/2017	
Land:		3,244,100		3,244,100					
Improvements		1,457,500		1,457,500					
Total:		4,701,600		4,701,600		4,701,600			
Preferential Land:		0							
<i>Transfer Information</i>									
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		440		4,701,600.00					
State:		440		4,701,600.00					
Municipal:		440		0.00		0.00			
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE					
<i>Homestead Application Information</i>									
Homestead Application Status: No Application									